

6 Linnet Close, Red Street, Chesterton, Newcastle, Staffordshire, ST5 6BQ

FOLLWELLS



- Recent Build Four Bedroom Detached House
- Well Proportioned Practical Family Layout
- Edge of Town Small Cul-de-Sac Development
- Walking Distance to Local Amenities
- Easy Access to A50 and M6

4 

2 

2 

Offers in Excess of

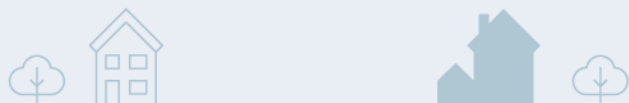
£280,000

[follwells.co.uk](http://follwells.co.uk)

[email@follwells.co.uk](mailto:email@follwells.co.uk)

01782 615530



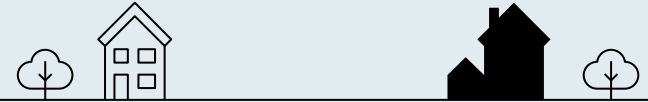


A modern four bedroom detached house with integral garage forming part of a very popular small cul-de-sac development constructed by Persimmon Homes approximately 2 years ago. Attractively and conveniently positioned on the edge of town being within walking distance of local amenities provided by the district of Red Street and giving very easy and quick vehicular access onto the A50 and Junction 16 M6. The property holds a choice plot position within the development having an open street outlook to front and not overlooked at the rear.

The accommodation provides a well proportioned and practical family layout comprising entrance hall with composite part glazed entrance door and staircase to first floor. Lounge with window having open outlook to front, under-stairs storage and double doors open to the family dining kitchen. Fitted with a modern range of white matt base and wall units with marble work surface having inset one and a half sink and extending to a breakfast bar with further base units. There is an integrated dishwasher, upright fridge freezer, electric oven and gas hob with extractor. A window overlooks the rear garden with further double patio doors onto the patio. There is a separate utility housing the central heating boiler, with work surface, base cupboard, space and plumbing for washing machine and further space for additional white goods. A part glazed composite door gives additional rear access. Off the utility there is a spacious two piece cloakroom.

The first floor has a large landing area with linen cupboard. There are four good sized family bedrooms with the master bedroom having a cupboard over the stairwell and window outlook to front with further open view. There is an en-suite shower room with tiled walls and en-suite with three piece shower room and a separate part tiled family bathroom with three piece suite including electric shower over bath.





To the exterior there is a double width tarmac parking space for two vehicles in front of an integral garage having up and over door, light/power. Open plan lawn front garden area and paved pathway to side. The rear garden affords privacy not being overlooked from the rear and has been landscaped with further lawn area and large paved patio.



## IMPORTANT INFORMATION

**All Mains Services Connected**

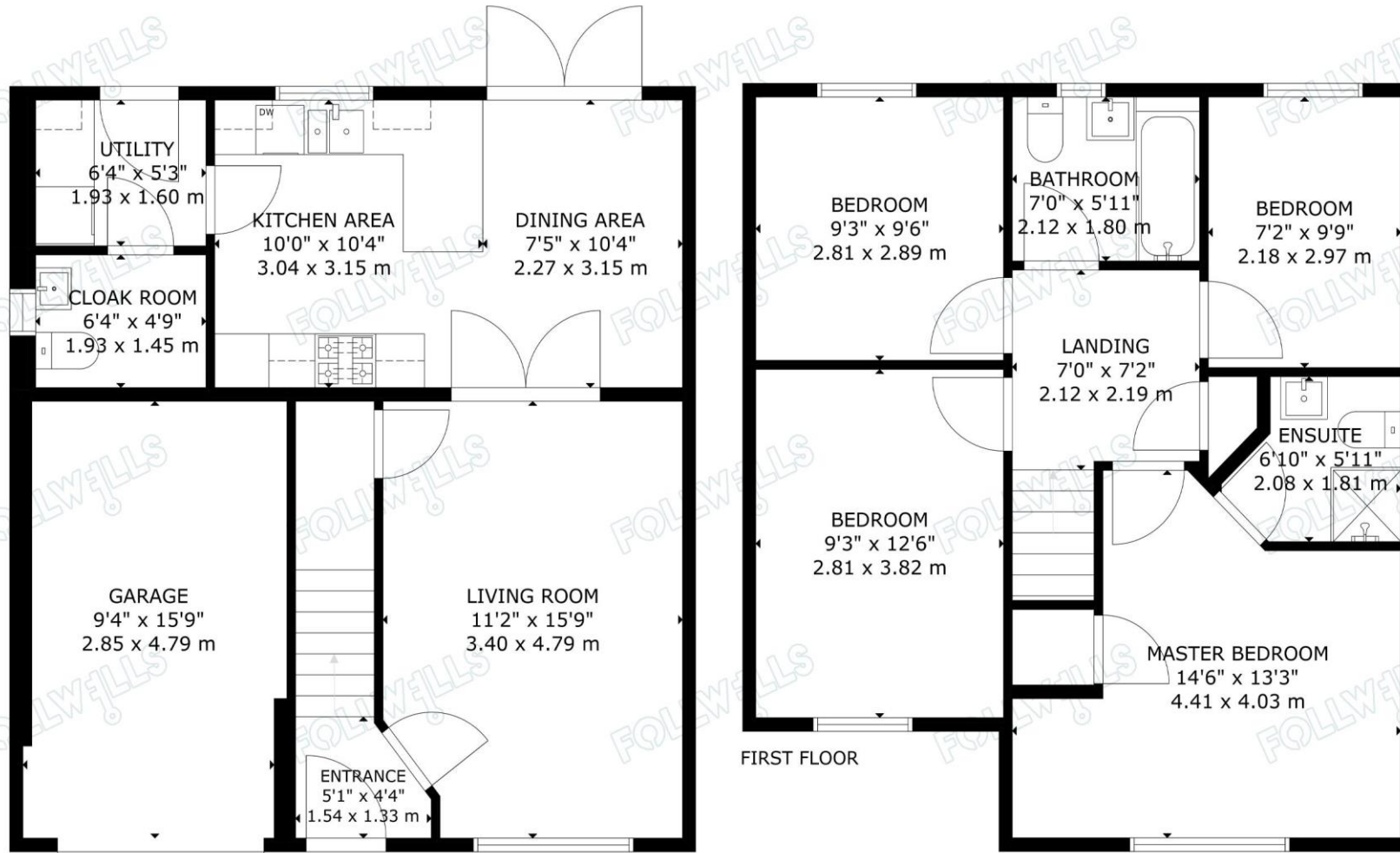
**Gas Central Heating**

**UPVC Double Glazing**

**Tenure Freehold**

**Warranties: The Property is covered under a 10 year NHBC Guarantee  
Council Tax Band 'C' EPC Rating 'B'**

1. None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability.
2. All dimensions given are approximate.
3. These particulars do not constitute, nor constitute any part of, an offer or a contract.
4. All statements contained in these particulars as to the property are made without responsibility on the part of Follwells or the Vendor.
5. None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact.
6. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
7. The vendor does not make or give, and neither Follwells nor any person in their employment has any authority to make or give, any representation or warranty whatever, in relation to this property.



GROUND FLOOR

FIRST FLOOR