

Tudor Rise , 6 Fermain Close, Seabridge , Newcastle, Staffordshire, ST5 3EF

FOLLOWWELLS



- Spacious Detached Family Residence
- Cul-de-sac Position
- Meticulously Maintained
- Much Sought After Location
- Well Proportioned Rooms
- Private Rear Garden
- No Upward Chain

4 

2 

3 

Asking Price

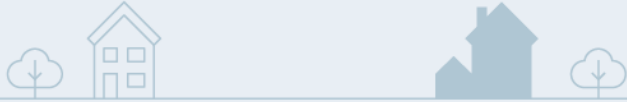
£525,000

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

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

01782 615530





A large detached family residence holding a superb position at the end of a quiet cul-de-sac.

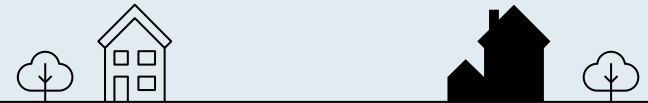
On entering the property, visitors are greeted by an overall sense of space with a welcoming reception hall which leads to three spacious reception rooms as well as a good sized kitchen and breakfast room. A guest cloakroom and utility with external access complete the ground floor accommodation.

On the first floor the landing leads to four very well proportioned bedrooms, the master of which has a large en-suite bathroom, and a family bathroom with bath and separate shower. Bedroom two gives access to both a further gallery looking down to the reception hall as well as an extremely useful room above the garage which lends itself to use as an office or playroom.

The property has been meticulously maintained by the current owners who have lived there for some 35 years. Any replacement fixtures and fittings are of high quality such as Miele and Neff appliances in the kitchen and Laufen and Villeroy & Boch sanitary ware in the bathrooms. Nearly all of the windows were replaced in 2009 & 2010. Other internal features include exposed brick fireplaces in the sitting room and dining room and a number of useful, large built-in storage cupboards.

Externally the property is approached over a tarmac driveway providing parking for several vehicles and leading to a large detached garage 5.34m x 6.05m (17'6" x 19'10") with power and lighting, electric door and room for two cars as well as workshop space. Access is available all around the house with a surprisingly private rear garden including a large Indian stone patio adjacent to the house with brick built raised planters. The rest of the garden is mainly laid to lawn with mature, well stocked shrub borders. Next to the entrance to the drive is a pedestrian walkway onto Guernsey Drive giving the property excellent accessibility.





Fermain Close is located on the outskirts of Newcastle under Lyme as part of a well established, residential development. The town centre is less than 2 miles away and the location is on the edge of some beautiful countryside offering picturesque walks with country pubs. For those needing to travel further afield, J15 of the M6 is within a 10 minute drive and Stoke train station within 15 minutes drive.

The property is offered with no upward chain.



## IMPORTANT INFORMATION

All Mains Services Connected

Gas Central Heating

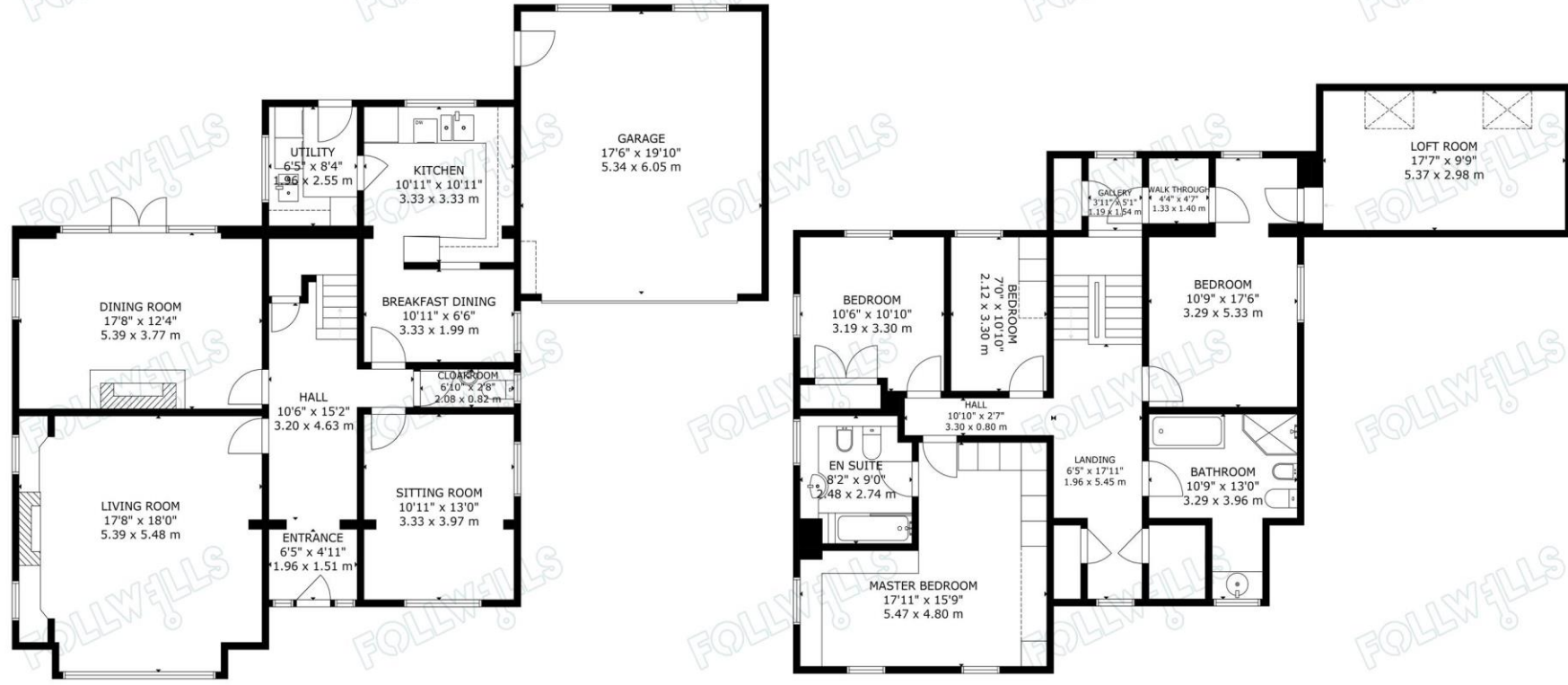
Hardwood Framed Double Glazing

Tenure Freehold

Council Tax Band 'G' (subject to improvement indicator)

EPC Rating 'C'

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



GROSS INTERNAL AREA  
 TOTAL: 225 m<sup>2</sup>/2,424 sq.ft  
 GROUND FLOOR: 107 m<sup>2</sup>/1,155 sq.ft, FIRST FLOOR: 118 m<sup>2</sup>/1,269 sq.ft  
 EXCLUDED AREA: GARAGE: 32 m<sup>2</sup>/348 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

