

Luvindis House, Walls Wood, Madeley Park Wood, Nr Baldwins Gate, Newcastle, Staffordshire, ST5 5EU

FOLLWELLS



- Large Executive Detached Family Home
- Cul-de-Sac Position Within Desirable Rural Development
- Spacious Family Accommodation Throughout
- Dual Access Driveway
- Double Garage
- Low Maintenance Garden

4 

2 

4 

Asking Price

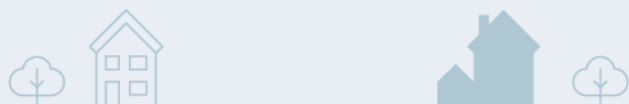
£425,000

follwells.co.uk

email@follwells.co.uk

01782 615530





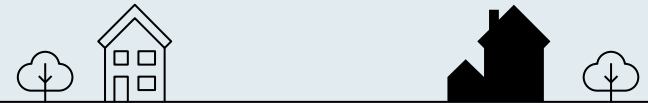
A detached executive home situated within a picturesque rural spot, positioned at the bottom of Parkwood Drive (off Manor Road) being within a most desirable rural development known as Madeley Park Wood. Located to the outskirts of Baldwins Gate village which provides nearby amenities including Doctors Surgery, Primary School, Post Office, Village Store and a popular Gastro Pub.

The property offers ample and generous family accommodation throughout to include a spacious reception hallway with feature window from a return staircase landing area. Impressive reception and bedroom sizes along with a family dining kitchen with additional utility and study area off.

A walk through the accommodation comprises of a central front entrance porch leading to a spacious hallway with modern refitted cloakroom and feature oriel window to rear elevation having return staircase with under-stairs store. There are three principal receptions all of good size comprising of a front sitting/family room with large window outlook to front and living flame gas fire with feature surround. Double doors open to a rear living room providing huge potential to be knocked through as one large principal reception if desired having a further living flame gas fire with feature surround. There is direct access from the hallway and patio doors open to the rear. A third reception dining room is also situated to the rear with additional patio door access.

There is an excellent sized family dining kitchen with dual window outlook to both side elevations and comprises of a range of base and wall units with work surfaces and inset sink with further matching breakfast bar area and space for various appliances. Accessed from the dining kitchen is an additional useful small office/study area with a third set of patio doors opening to the rear. Also from the dining kitchen is a separate utility area with matching range of units and inset circular sink with space and plumbing for washing/drying facilities and houses the central heating boiler. From the utility an internal door leads to the attached double garage which has automatic roller shutter door and feature window.





The first floor has an open landing area enjoying views of the garden from the full height rear facing feature window. There are four family bedrooms comprising of a master bedroom suite with large window outlook to front having a range of fitted wardrobes and en-suite facilities consisting of a four piece suite with enclosed shower and bidet. An external door from the en-suite opens to a front balcony area which enjoys partial far reaching rural views over roof tops. Additionally to service the remaining bedrooms there is a large four piece suite family bathroom which includes a jacuzzi bath and separate enclosed shower.

Externally the property has a dual access driveway laid with block paving providing ample parking in front of the garage. There is also a garden area and continuation of block paved pathways either side of the property for access to the rear. The rear garden comprises of a low maintenance landscaped tiered garden with paved patio area directly accessed from the property and to the side with steps leading to a further decked area having raised plant/shrub borders, waterfall feature and further steps up to a large top tier gravel sun patio.



IMPORTANT INFORMATION

Mains Services Connected

Central Heating - Gas

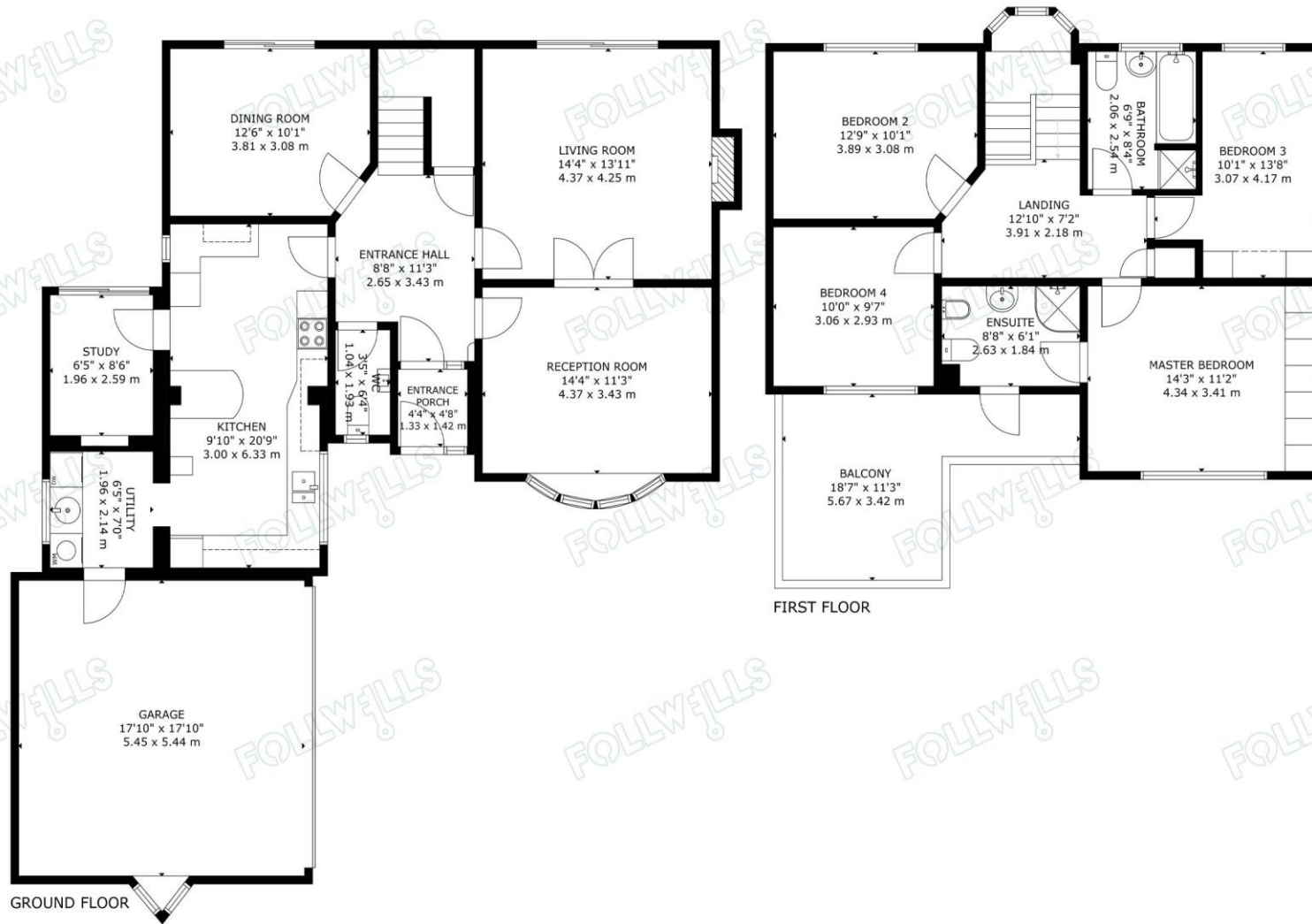
Glazing - uPVC. Timber Framed Patio Doors.

Tenure - Freehold

Council Tax Band 'F'

EPC Rating 'D'

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.



GROSS INTERNAL AREA
 TOTAL: 168 m²/1,809 sq.ft
 GROUND FLOOR: 97 m²/1,041 sq.ft, FIRST FLOOR: 71 m²/768 sq.ft
 EXCLUDED AREA: GARAGE: 30 m²/323 sq.ft, BALCONY: 13 m²/144 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

