

Ashenden, Sandyfields, Baldwins Gate, Newcastle, Staffordshire, ST5 5DW

FOLLWELLS



- Large Traditional Character Semi-Detached Residence
- Substantial Garden Plot
- Potential for Extension or Possible Building Plot (STPP)
- Situated on a Shared Private Road
- Within Much Sought After Village Location
- No Further Upward Chain

3 

1 

2 

Asking Price

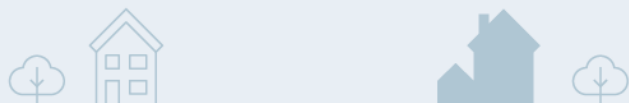
£385,000

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01782 615530



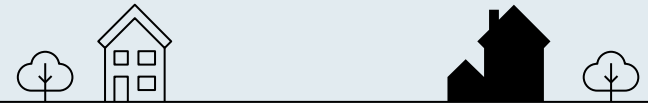


A most attractive traditional semi-detached house offering considerable character with well proportioned living space including a ground floor rear extension. It is ideally suited to a growing family and stands on a substantial corner plot within a much sought after private road address in Baldwins Gate village. The total plot extends to approximately 1600 m² (0.39 acres) offering huge potential for further extension or possible separate annexe accommodation within the grounds, or even future building plot investment, all of course subject to necessary planning consent.

The accommodation in greater detail provides an enclosed entrance porch with feature glazed panelled door and further side panels. A feature panelled inner entrance door opens to the reception hall having original leaded pattern glazed side panels and feature windows on the half landing. There is a large coats cupboard and a wide tread turn staircase with mahogany balustrade handle leading to the first floor. The front reception/dining room has feature plate rail, fireplace recess within the chimney breast with decorative bespoke marble inset and a uPVC glazed panelled window overlooking the front. There is a large principal living room/rear reception having been extended with Italian bespoke marble brick fireplace and slate hearth and wood mantle. A large picture window overlooks the rear garden and has window seat storage beneath. There is a good size dining kitchen, again having been extended and is predominantly tiled with uPVC corner bay window overlooking the rear garden and is fitted with base/wall units, sink, an additional fitted cupboard and serving hatch. There are two separate large walk-in pantry stores. Continuing from the kitchen is a corridor rear porch which gives access to a W.C. and further store, with glazed panelled door opening to the rear and internal access to the garage. The garage houses the central heating boiler and has a roller main door and dual aspect uPVC windows.

To the first floor the landing area has loft access with ladder opening to a large open roof void. The principal bedroom has a fitted range of wardrobes with central dresser and a large uPVC window overlooking the rear garden. The second double bedroom has a further built-in double wardrobe and uPVC panelled window overlooking the front. The third bedroom is of good proportion also with panelled window overlooking the front. The bathroom comprises of a classic coloured three piece suite with tiled walls and an airing cupboard housing the hot water cylinder.





A truly magnificent feature of the property is the grounds it occupies, being a substantial corner plot containing mature gardens with wide access to the side.

The exterior in detail comprises of a paved driveway providing ample parking and continuing to the front door then leading to an attached side carport. A lawned front garden has mature borders and hedge screening. The substantial rear garden comprises large lawn areas with well established shrubs, fruit and ornamental trees, beech hedging to side boundaries, paved patio continuing to pathway, in turn leading to hard standing with a greenhouse and timber framed shed.

The property is currently vacant and is offered for sale with no further upward chain. Please be advised that the sale is subject to a grant of probate.



IMPORTANT INFORMATION

All Mains Services Connected

Central Heating - Gas

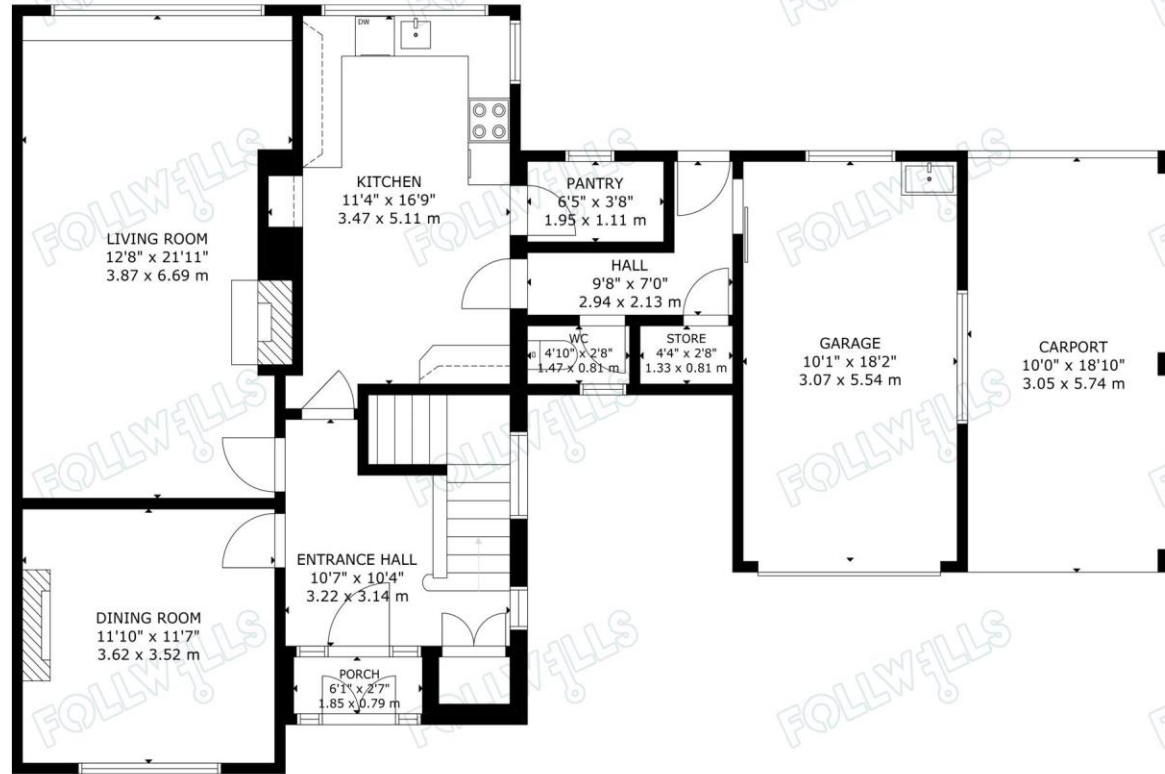
Glazing - Partial uPVC glazing installed.

Tenure Freehold

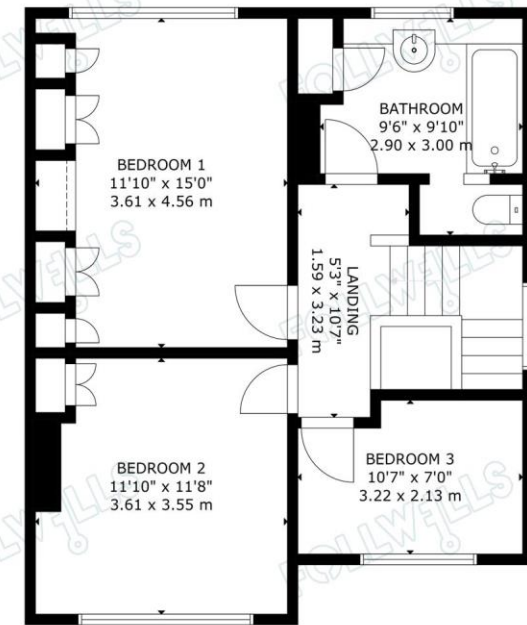
Council Tax Band 'D'

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.



GROUND FLOOR



FIRST FLOOR



GROSS INTERNAL AREA
 TOTAL: 135 m²/1,450 sq ft
 GROUND FLOOR: 80 m²/859 sq ft, FIRST FLOOR: 55 m²/591 sq ft
 EXCLUDED AREAS: GARAGE: 17 m²/183 sq ft, CARPORT: 17 m²/188 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

