

8 Roebuck Drive, Baldwins Gate, Newcastle, Staffordshire, ST5 5FE

FOLLWELLS



- Attractive Double Fronted Detached Family Home
- On Recent New Build Development
- Within Sought After Village Location
- Practical Accommodation Layout
- Feature Open Plan Dining Kitchen
- Corner Plot Position
- Private Enclosed Garden

4 

2 

2 

Asking Price

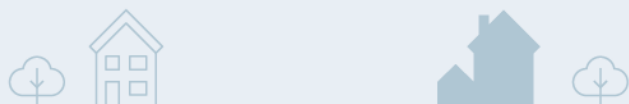
£365,000

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

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

01782 615530





A four bedroom detached family residence of attractive double fronted design, enjoying a corner plot position on a recent new build popular village development.

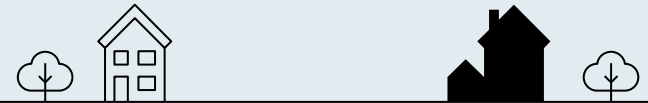
The village of Baldwins Gate is situated on the A53 approximately five miles to the west of Newcastle under Lyme and being within easy access to Junction 15 of the M6 and connections to the neighbouring counties of Shropshire and Cheshire. The village hosts various useful amenities to include a post office/shop, petrol station/general store, gastro pub and primary school.

Entering the property is from a central reception hallway with staircase leading to the first floor and a tiled floor running through to a cloaks/W.C. There are doors either side opening to the lounge and a family dining kitchen. The lounge has dual aspect window outlook to include a window to the front elevation. To the opposite side of the hall there is an impressive family dining kitchen with continuation of the tiled flooring from the hallway and matching front bay window with French doors to the side opening onto the garden. The kitchen area is fitted with a complete range of cream gloss base and wall units with contrasting work surfaces and an integrated dishwasher, electric oven and gas hob with extractor hood. A further window overlooks to the side onto the garden and access is given to a separate utility with matching style units and tiled floor to include a larder cupboard, integrated washing machine and further under-stairs storage.

A personal door opens to an attached garage with main front up and over door and a further access door onto the rear garden.

The first floor has a spacious landing with store over stairwell. There are four practical sized family bedrooms with the master having a three piece en-suite shower room and fitted double wardrobe. A separate three piece family bathroom with shower attachment over bath services the remaining bedrooms.





The property is prominently positioned holding a corner plot with double width tarmac driveway to the side aspect in front of garage, there is a paved pathway to front door with hedge boundaries and a fully enclosed private rear garden laid to lawn, with small paved patio situated to the side and has external front/rear access to the side of the garage.



## IMPORTANT INFORMATION

**Services- Mains Connected**

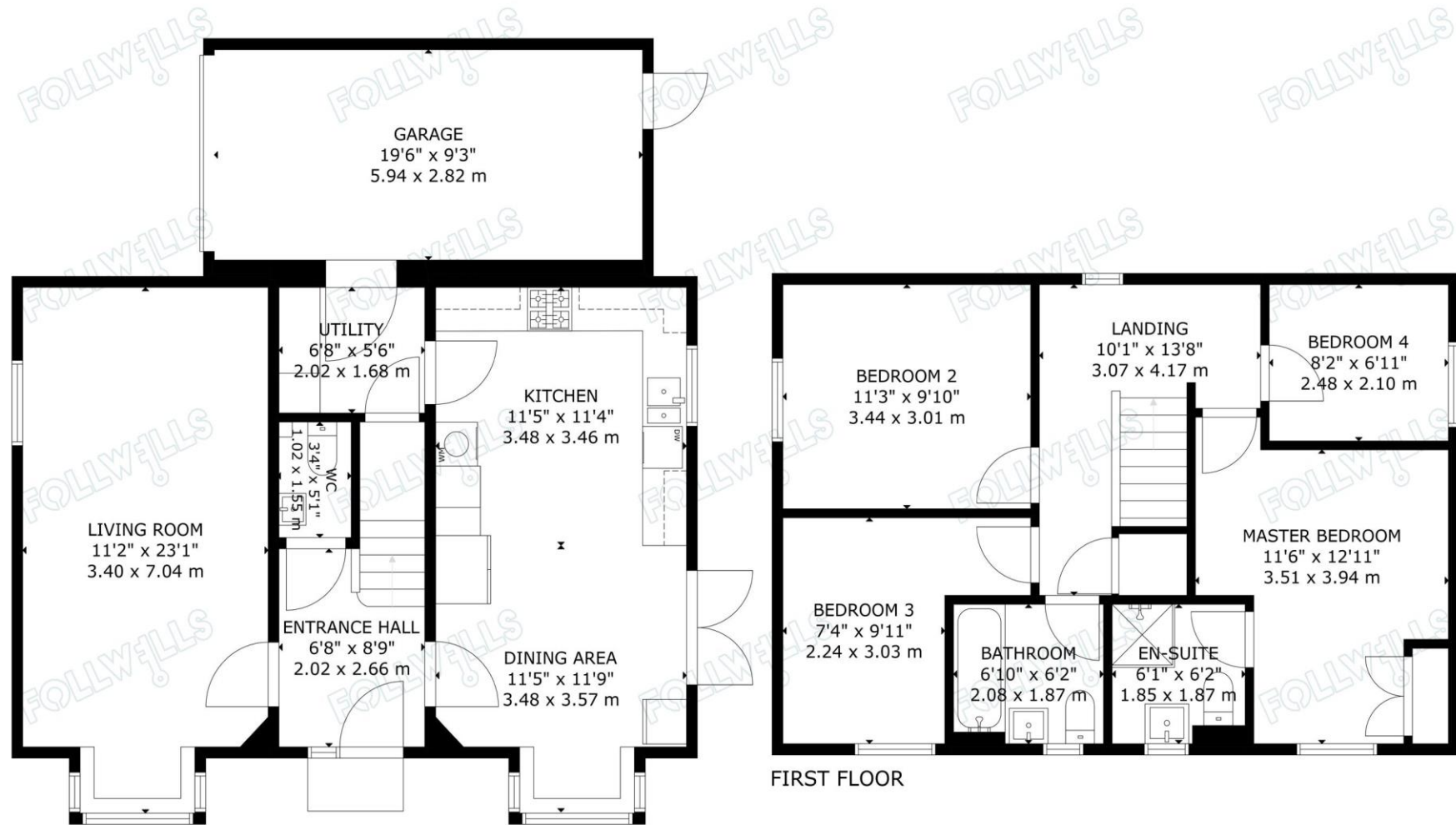
**Central Heating - Gas**

**Glazing - uPVC**

**Tenure - Freehold**

**Council Tax Band 'F'**

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: 116 m<sup>2</sup>/1,251 sq.ft  
 GROUND FLOOR: 59 m<sup>2</sup>/640 sq.ft, FIRST FLOOR: 57 m<sup>2</sup>/611 sq.ft  
 EXCLUDED AREA: GARAGE: 17 m<sup>2</sup>/180 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

