

14 Paris Avenue, Westlands, Newcastle, Staffordshire, ST5 2RQ

FOLLWELLS



- Substantially Extended Four Bedroom Semi Detached House
- Extensive Accommodation including Four Receptions
- Beautifully Maintained Throughout
- Impressive Open Plan Family Living Space
- Landscaped Exterior
- Sought After Residential Location
- Walking Distance to Shops and Schools

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Asking Price

£360,000

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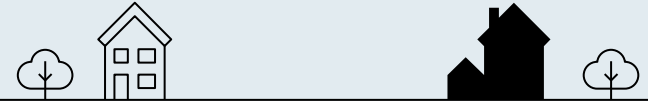
A spacious four bedroom semi-detached house having undergone substantial extension. Situated in an extremely popular residential location, convenient for town and within walking distance of various amenities including shops and local schools.

The property provides an impressive ground floor living space to include a well appointed open plan kitchen/family dining area which has underfloor heating and bi-fold door access onto the rear garden and further open plan living room. Additionally there is a separate front sitting room and media room/study. The bedroom accommodation comprises three double bedrooms and one large single bedroom having separate corridor landing access. The property has been maintained to an excellent standard which includes exterior landscaping to front and rear.

In further detail the property provides enclosed porch entrance with composite door and further glazed door opening into the reception hallway with tiled floor, return staircase and modern opaque glazed panelled doors to rooms. The tiled floor continues through to a modern two piece cloakroom suite having a concealed W.C. and vanity wash hand basin. The extensive reception space comprises media room/study being former garage conversion, with store cupboard and triple aspect windows including large picture window outlook to front. A separate front sitting room has further large window outlook to the front. The main living room has an open plan design through to the family dining area extension with ceiling downlighting, twin aluminium lantern roof feature and twin set of aluminium bi-fold doors opening onto the rear garden patio. The kitchen is also open plan to the family dining area having further aluminium glass lantern roof, ceiling downlighting, tiled floor and separate main access from the hallway. It is fitted with an extensive modern range of cupboard/drawer units with slimline work surfaces having inset double sink and mixer tap. Integrated appliances comprise dishwasher and double fan assisted electric oven/grill, five ring gas hob with glass splash back and modern extractor. There are further tall units including integrated full upright fridge and separate freezer and an additional matching island range with further cupboard/pan drawers beneath. Off the kitchen there is an understairs cupboard and separate utility cupboard. A door leads through to a side porch housing the central heating boiler and gives front and rear exterior access.

The first floor has a split landing area, the main landing has loft access with ladder and leads to the principal bedroom accommodation comprising three double bedrooms, with the second bedroom having a fitted triple wardrobe unit.





The master bedroom has a window outlook to rear and is fitted with a further range of modern wardrobe furniture to one wall to include fitted shelving storage. There is an en suite shower room comprising of a corner shower cubicle and vanity wash hand basin. The main family shower room has a separate enclosed W.C. and a large walk-in shower with curved splash screen and vanity wash hand basin. Additionally from the main landing area there is a further corridor landing which leads to a fourth large single bedroom with further window outlook to front.

The property has been well maintained internally and externally with landscaping to include block paved shaped driveway/parking for several vehicles and a small lawn with plant/flower border. To the rear there is a good sized enclosed garden with large paved patio extending to pathway which leads to a large timber framed summerhouse/storage shed with power connected. There are further shaped lawns with assorted plant beds, water feature, further power points and lighting.



IMPORTANT INFORMATION

Services - Mains Connected

Central Heating - Gas Conventional and Partial Underfloor

Glazing - uPVC and Aluminium

Security - Alarm Installed

Broadband - Fibre

Tenure Freehold

EPC Rating 'C'

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

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.

