

The White House, Manor Glade, Baldwins Gate, Newcastle, Staffordshire, ST5 5EZ

FOLLWELLS



- Individual Detached Family Residence
- Highly Desirable Rural Development
- Generous Proportioned Accommodation
- Centrally Positioned on Picturesque Garden Plot
- Three Large Receptions, Four Double Bedrooms and Double Garage
- Potential for Further Extension

4  2  3 

Asking Price

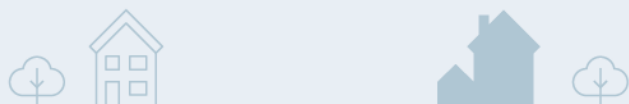
£595,000

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email@follwells.co.uk

01782 615530





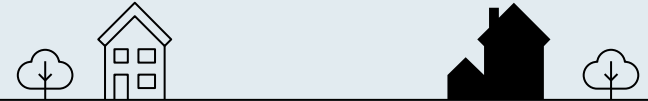
An individual build detached family residence holding a choice and picturesque central plot position off Manor Road with shared private road approach. The property offers generous size accommodation ideal for a growing family with scope for even further extension (subject to planning permission).

Located within a most desirable semi rural development of individual plot build executive properties, situated between the villages of Baldwins Gate and Madeley which offer a host of amenities to include doctors surgery, shops, schools and pubs/restaurants.

The accommodation of the property in greater detail provides central entrance hallway with staircase having under-stairs store and a modern two piece cloakroom off. There is a large full depth through living room with gas fire having Adam style surround and marble inset/hearth. A large box bay window overlooks the front and patio doors open to the rear. There is a separate front sitting room and a third reception dining room which has an archway adjoining a large fully equipped breakfast kitchen. This offers potential to be knocked through into an even larger open plan family kitchen diner if so required. The kitchen currently comprises of an extensive range of fitted base and wall units with modern composite inset sink, pull out sliding larder unit and integrated appliances including upright fridge freezer, one and a half grill oven, dishwasher, washing machine and gas hob with extractor. There is a large window that overlooks the rear with separate glazed door access, and an internal door opens to the double garage. The garage houses a replacement central heating boiler and is fitted with light/power including electric vehicle charging point and has up and over door vehicular access.

On the first floor there is a landing with airing cupboard and cylinder. The master bedroom has twin built-in double wardrobes, additional store cupboard over stairwell and window outlook to the front. There is an en suite bathroom with three piece suite including shower and folding screen over bath. The second large guest double bedroom has further window outlook to front with twin single built-in wardrobes and additional store cupboard over stairwell.





The two further family bedrooms have window overlooking the rear, with bedroom three having further built-in wardrobe. Additionally there is a spacious family bathroom with three piece suite with a bath having electric shower over and splash screen. The property is pleasantly situated holding a central position within a picturesque garden plot accessed from Manor Glade which is a private shared road. There is a large gravel driveway/parking area for several vehicles and lawned garden areas to front/side with established borders and mature trees. A paved pathway leads to a rear patio with further tiered lawn areas having stone retaining walls and further established borders.

AGENTS NOTE - It is understood that the owners of 'The White House' have full ownership of Manor Glade which services four other properties within the road, all properties have full rights of shared vehicular access with shared responsibility of maintenance. We are also advised that a number of trees on the property are subject to a tree preservation order. Purchasers are advised to make their own enquiries with their legal representative.



## IMPORTANT INFORMATION

**Mains Services - Water, Electricity and Gas.**

**Drainage - Private Sewage Disposal**

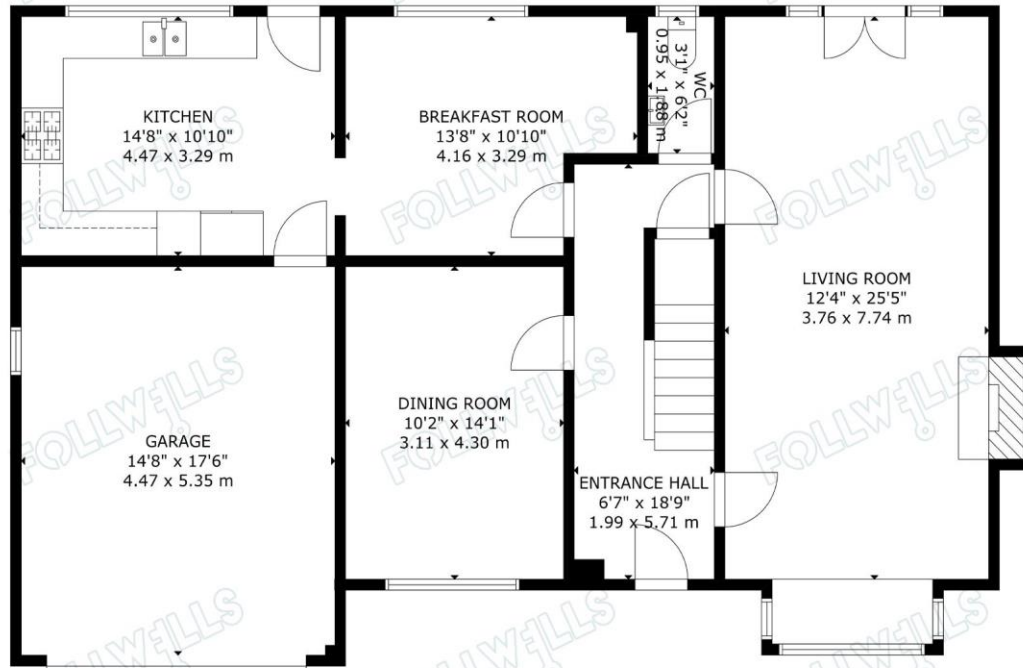
**Central Heating - Gas**

**Tenure - Freehold**

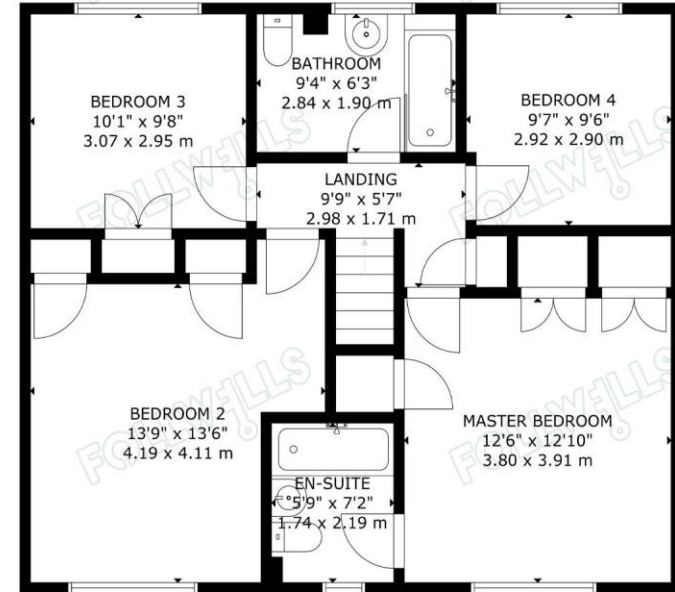
**Council Tax Band 'F'**

**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