

Three Farthings, 6 Moreton Avenue, Clayton, Newcastle, Staffordshire, ST5 4DE

FOLLWELLS



- Individual Build Detached Bungalow Residence
- Practical Layout and Well Presented Modern Interior
- Unique Setting with Private Road Address
- Edge of Town Location and Attractive Rural Outlook
- Well Proportioned Plot with South Facing Rear Garden

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Asking Price

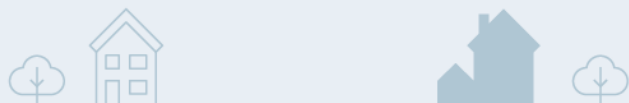
£429,950

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01782 615530





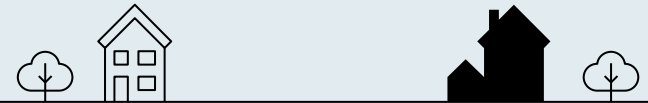
A well presented detached bungalow residence uniquely situated within a private road of individual bungalow plots. The bungalow enjoys an attractive edge of town location with south facing rural outlook across adjoining paddock and woodland beyond. Conveniently positioned off Northwood Lane and the Dairyfields district of Trentham it is located within three minutes drive from Junction 15 M6 and the popular Trentham Gardens Estate.

The bungalow provides an extremely practical layout being maintained to a good standard with a modern interior finish throughout to include fitted breakfast kitchen with separate large utility being former third bedroom and an attractive sun lounge off the main living room enjoying elevated views over the rural surroundings. Centrally positioned within its plot which includes a useful sub-floor integral garden room providing further storage.

The accommodation layout comprises large reception corridor hallway with modern composite door and opaque glazed side panels. The reception hall gives access to all principal rooms including internal access to the garage and has a built-in coats cupboard and window outlook to the front. There is a modern fitted breakfast kitchen with a range of base and wall units which includes a feature centre-piece plate rack, opaque glazed cabinets and housing of the central heating boiler. There are various integrated appliances to include fan assisted oven, ceramic hob with extractor, integrated dishwasher, fridge and separate freezer. There are sliding double doors which open to a useful large larder cupboard and a window overlooks the side with further door giving access to a side porch with composite exterior rear access door. The living room is situated to the rear of the bungalow and has a large picture window outlook to the side with elevated views over the garden and beyond. Sliding patio doors open to an attractive sun lounge with glazing to three aspects enjoying panoramic views over the garden and rural aspect beyond.

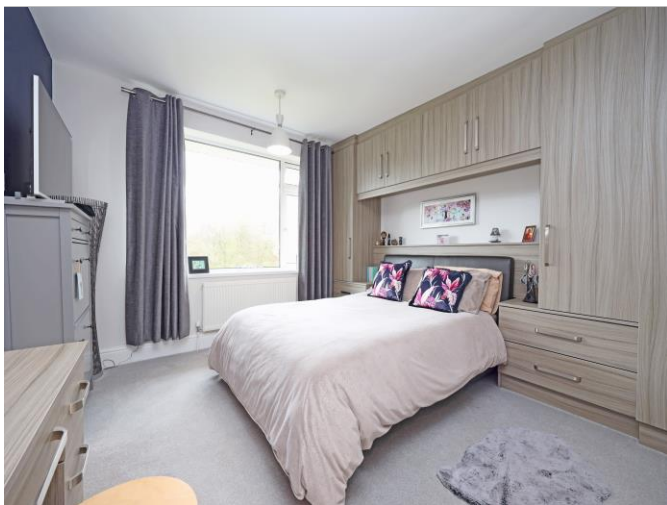
Returning back to the hallway there is a spacious modern three piece bathroom with part tiling, frosted glazed window and includes a mains raindrip shower and splash screen over the bath. Both master and guest bedroom have further attractive picture window outlook to the rear, with the master bedroom having a range of modern fitted bedroom furniture comprising of wardrobes, cupboards and drawer units. En suite facilities from the master bedroom comprises of a three piece modern shower suite which includes a walk-in tiled shower cubicle with spa power shower. A former third bedroom has been converted into a useful large separate utility fitted with sink, worktops, base and wall units to include provision for a washing machine and dryer. A window overlooks the side aspect.





Externally the bungalow stands centrally positioned on a well proportioned plot with tarmac driveway access and parking for several vehicles, leading to an attached garage with automatic roller door. There are hedge boundaries to the front and side with lawned garden and assorted shrubs. There is wide plot access with security gates to either side of the bungalow and paved pathways lead to the rear which continue to a further patio area. Hedge boundaries continue to the rear garden having south facing aspect with a large shaped lawn and assorted shrub/plant borders.

Additionally there is a useful integral garden room which is at sub-floor level having door, window, light and power with further storage recess underneath the property. The room currently provides useful garden storage but could be utilized into a home office or for garden entertaining.



IMPORTANT INFORMATION

Services - Mains Connected

Central Heating - Gas

Glazing - uPVC

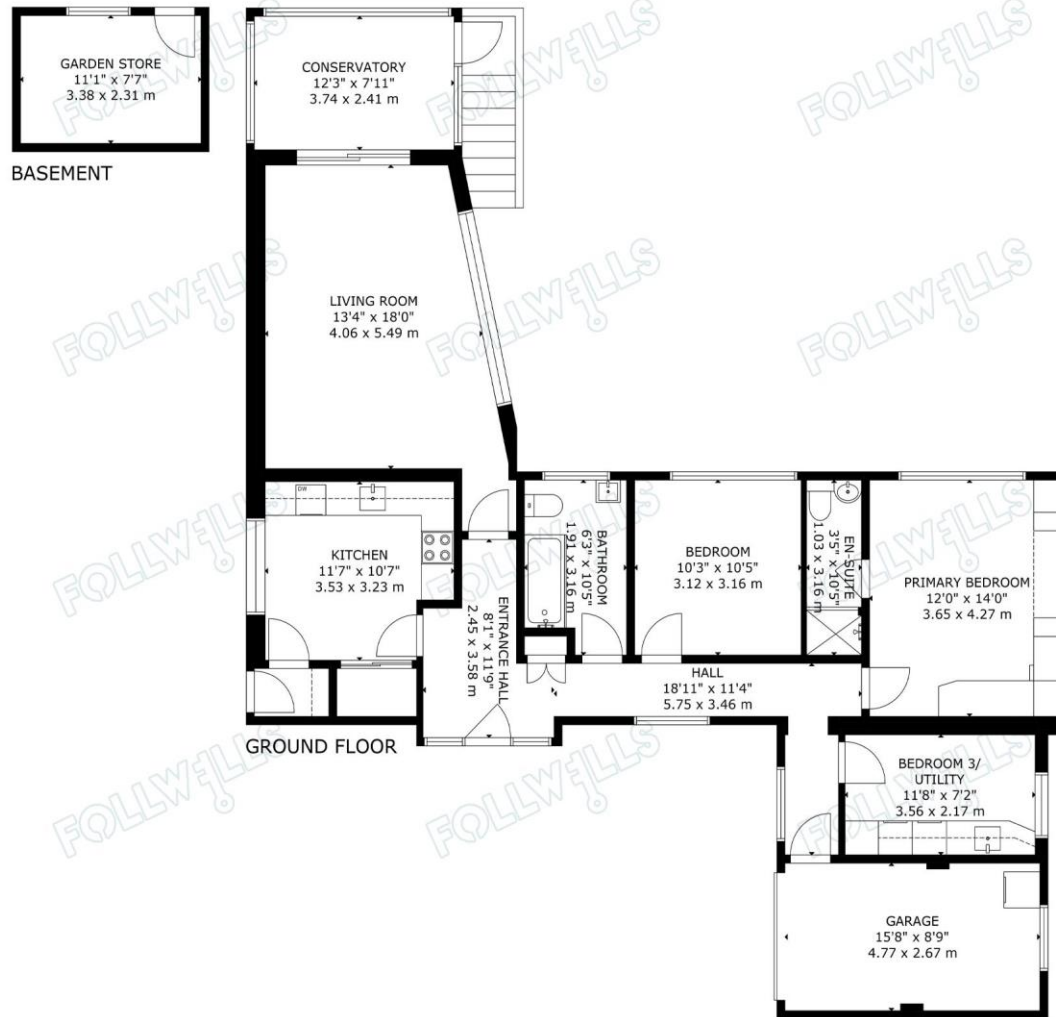
Tenure - Freehold

Council Tax Band 'E'

EPC Rating 'E'

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.

FLOORPLAN



GROSS INTERNAL AREA
TOTAL: 108 m²/1,157 sq ft
BASEMENT: 8 m²/84 sq ft, GROUND FLOOR: 100 m²/1,073 sq ft
EXCLUDED AREA: GARAGE: 13 m²/137 sq ft, CONSERVATORY: 9 m²/97 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

