

57 Abbots Way, Westlands, Newcastle, Staffordshire, ST5 2EY

FOLLWELLS



- Five Bedroom Traditional Semi-Detached House
- Including Two Storey Side Extension
- Spacious Family Accommodation
- Highly Desirable Town Location
- Large Plot with Attractive Views over Adjoining Parkland

5  2  2 

Offers in Excess of

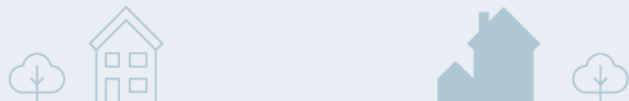
£420,000

follwells.co.uk

email@follwells.co.uk

01782 615530



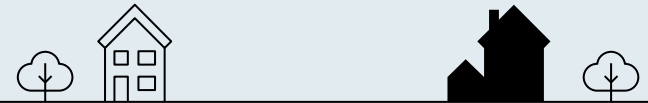


An extremely spacious traditional five bedroom semi-detached residence which includes a two storey side extension. Attractively set within a tree lined avenue and situated in a much sought after prestigious location within the Westlands district, being most convenient for town. The property provides ideal accommodation for a large family and stands on a substantial plot to include a 120' (36m) length rear garden with attractive views over adjoining parkland to rear and side boundary.

In further detail the accommodation comprises; enclosed porch leading to a large reception hallway with a turn staircase and vestibule leading to an under-stairs store and separate cloaks/W.C. A further door provides internal access to the integral garage. There are two separate large reception rooms with a large bay fronted dining/sitting room having an ornate cast iron fireplace with marble surround. The rear living room has a large walk-in square bay having French door access and outlook onto the rear garden and an open fire with tiled inset and carved timber surround. There is a well equipped large family breakfast kitchen with further rear square bay fitted with a one and a half stainless steel sink/mixer with worktops and a range of modern base/wall units and a centre-piece free-standing cooking range with gas hob, splashback and extractor. A glazed door leads to a separate large utility with traditional stainless steel sink with white gloss base/wall units including housing of the central heating boiler and has space/plumbing for various white goods including washing machine and dishwasher. A frosted glazed door opens to the rear and a further personal door gives secondary access to the integral garage which has timber framed up and over door and light/power point.

A split landing with loft access gives access to first floor accommodation with three large double bedrooms to the original side of the property and comprise master bedroom with built-in double wardrobe/shelving and a repeat large bay window outlook to the front. Bedrooms two and three have an attractive window outlook over the rear garden and parkland beyond with further built-in wardrobe/shelving to bedroom two.





There is a two piece bathroom suite with bath and wash hand basin which has various linen cupboards and classic style tiling. To the opposite side of the landing there is a separate wash room with W.C. and wash hand basin with further access to the linen cupboards. Additionally there is a separate tiled shower room with enclosed mains shower cubicle to service the two remaining family bedrooms, one currently being used as an office.

The property stands on a good depth plot with paved driveway in front of garage, lawn and mature plant borders. The rear garden is approximately 120' (36.55m) depth, with fence enclosure and enjoys an attractive outlook over adjacent parkland, with paved patio, large shaped lawn and wide well stocked plant/shrub borders.



IMPORTANT INFORMATION

Services - Mains Connected

Central Heating - Gas

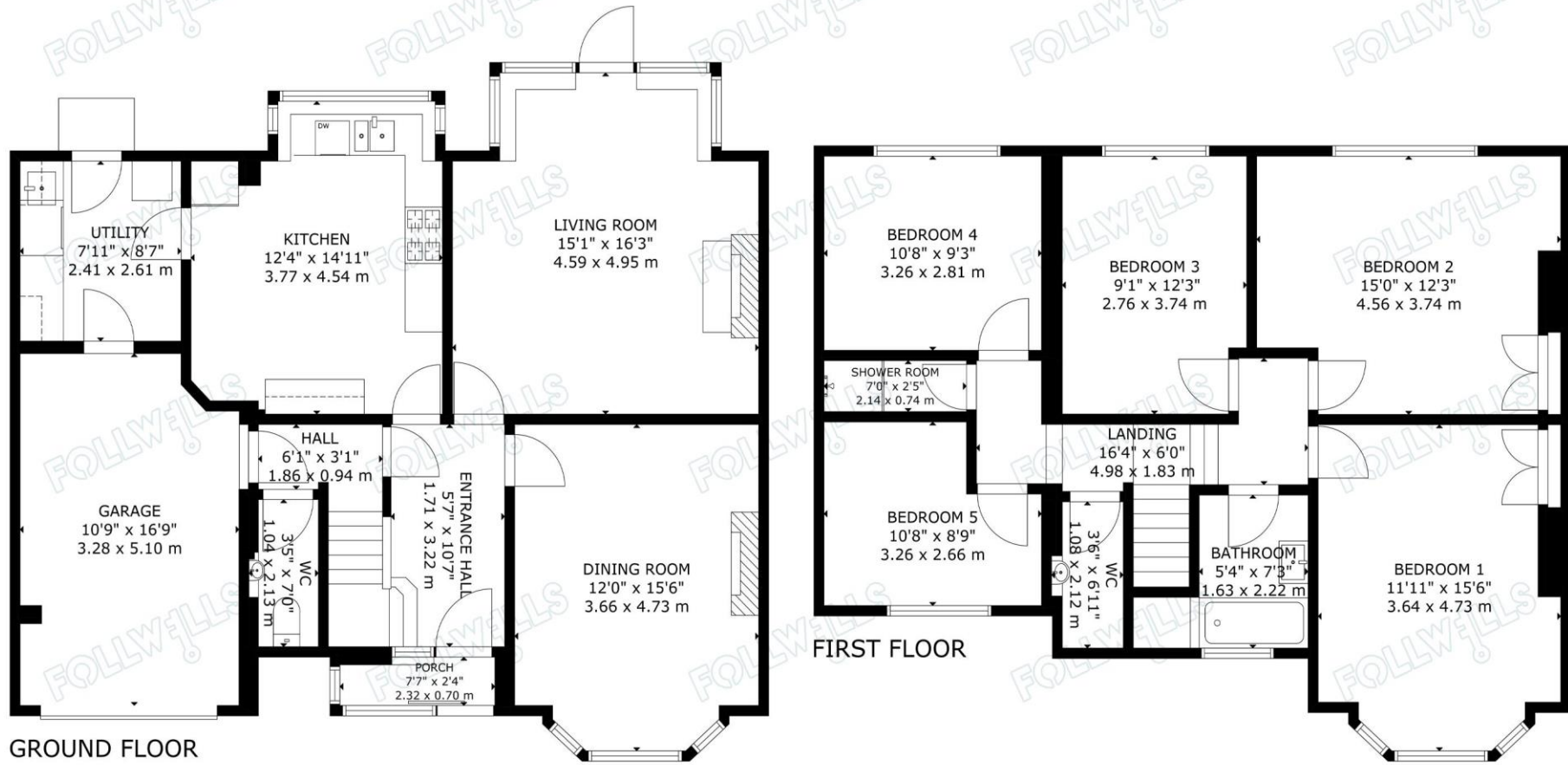
Glazing - Mixture of replacement uPVC and timber framed windows.

Tenure - Freehold

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

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.



GROSS INTERNAL AREA
 TOTAL: 74 m²/793 sq.ft
 GROUND FLOOR: 74 m²/793 sq.ft
 EXCLUDED AREA: GARAGE: 16 m²/173 sq.ft, PORCH: 2 m²/18 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

