

32 Naples Drive, Westlands, Newcastle, Staffordshire, ST5 2QD

FOLLWELLS



- Spacious Three Bedroom Detached House
- Renovated and Improved by Current Owner
- Sought After and Convenient Location
- Large Family Lounge and Separate Media Room/Study
- Refitted Dining Kitchen and Bathroom

3 

1 

2 

Asking Price

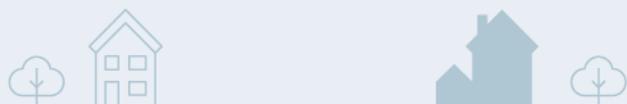
£295,000

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01782 615530



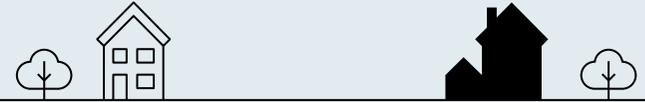


A spacious three bedroom detached house situated within a much desired location of the Westlands. The property has been vastly improved and extensively renovated by the current owners and includes the creation of a second reception room, modern refit to dining kitchen and bathroom along with modern exterior look monocouche rendering.

The accommodation in further detail provides enclosed entrance porch with composite front door and glazed side panel, a feature carved wood internal entrance door opens to the hallway with frosted glazed window to side and staircase. There is a spacious principal living room with large picture window outlook to front and glazed panelled doors give access to the dining kitchen and an attached media room/study with feature glass lantern ceiling, further window outlook to front and half glazed rear entrance door. The rear dining kitchen is also of good proportion with window overlooking the rear garden and is refitted with a modern range of white gloss units incorporating one and a half composite sink in work surface and integrated appliances including upright fridge freezer, dishwasher, electric oven, microwave oven and inset gas hob with extractor. A door from the kitchen leads to the rear entrance porch with continuation of tiled flooring from the kitchen area and having under-stairs storage, cloakroom/W.C. and internal access to the garage. The garage is fitted with an automatic front roller door and tiled flooring with space/plumbing provision for washing machine.

The first floor provides landing area with airing cupboard housing central heating boiler and ladder access to the loft. There are three well proportioned bedrooms comprising of master and third bedroom having built-in double wardrobes and window outlook to front. The second bedroom has built-in single wardrobe and window overlooking the rear. The family bathroom has been refitted with a three piece suite comprising of bath, vanity wash hand basin and a walk-in shower cubicle with digital control concealed ceiling mounted shower. There is a separate W.C. directly accessed from the landing.





To the exterior there is part paved and part tarmac parking for several vehicles in front of the integral garage. Paved access to side leads to a fence enclosed rear garden with patio, lawn, plant/shrub borders and small garden shed.



IMPORTANT INFORMATION

Services - Mains Connected

Central Heating - Gas

Glazing - uPVC

Tenure - Freehold

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

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.

