

5 Haddon Lane, Chapel Chorlton, Newcastle, Staffordshire, ST5 5JL

FOLLWELLS



- Deceptively Spacious Four Bedroom House
- Sought After Rural Village Location
- Spectacular Far Reaching Views
- Comprehensively Refurbished in Recent Years
- Dining Kitchen with Island Unit
- Off Road Parking
- No Upward Chain

4  1  1 

Offers in the Region Of

£325,000

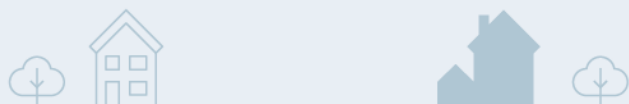
[follwells.co.uk](http://follwells.co.uk)

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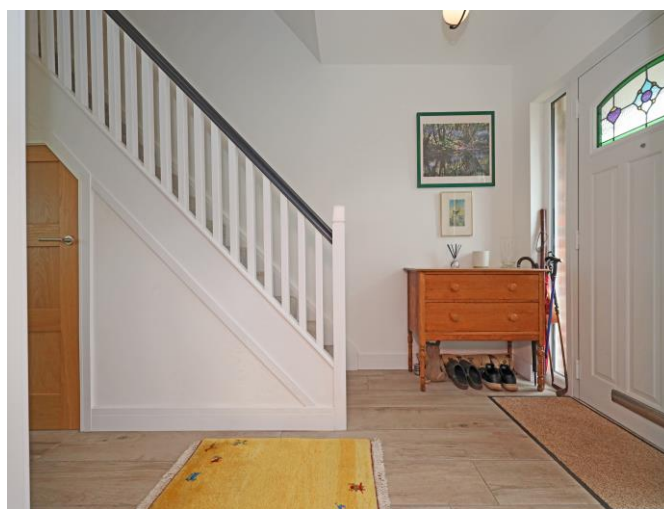
A deceptively spacious four bedroom house having been comprehensively refurbished in recent years and with the benefit of a large garden. A particularly noteworthy feature of this house are the breathtaking views to the rear.

Chapel Chorlton is a quaint hamlet situated on the top of a hill in the middle of some truly beautiful countryside. Whilst providing the peace and tranquillity of a rural life, this convenient spot is less than 10 miles from Newcastle under Lyme and the Potteries Towns. There is also the benefit of a school bus giving access to schools in Baldwins Gate, Newcastle under Lyme and Madeley.

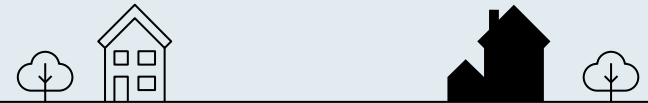
The house is entered into a semi open plan ground floor with the reception hallway being open to the large dining kitchen and having glazed double doors into the sitting room with window to the front elevation. The spacious dining kitchen stretches the full width of the rear of the house with bi-fold doors opening out to the rear garden. This really is the hub of the house making the most of the views out to the rear and the stylish fitted kitchen features an island unit with breakfast bar, integrated electric oven and grill, four ring induction hob with extractor hood over and integrated fridge, freezer and dishwasher.

To the first floor are four well proportioned bedrooms with bedrooms one and two both being good doubles. The family bathroom is fully tiled with a roll top bath and quadrant shower enclosure with mixer shower unit.

Outside there is a gravel driveway providing off road parking for two cars and a block paved pathway leading around the front lawn to the front door. A gate and alleyway give access down to the rear garden with a large paved seating area adjacent to the house. A flagged pathway leads to the bottom of the garden where there is a large decked seating area ideal for outside entertaining and again making the most of the views. The rest of the garden is low maintenance being mainly laid to lawn with bark covered shrub beds.







There is a high quality timber garden shed and a rendered brick built outhouse split into two providing a utility room with plumbing for washing machine and a separate cloakroom/W.C.

The house is beautifully presented throughout and is offered with no upward chain.



## IMPORTANT INFORMATION

Services - Mains Water and Electricity Connected

Drainage - Shared Septic Tank. We are advised by the vendor there is an annual service charge for the maintenance/emptying of the tank currently at an approximate cost of £200 pa.

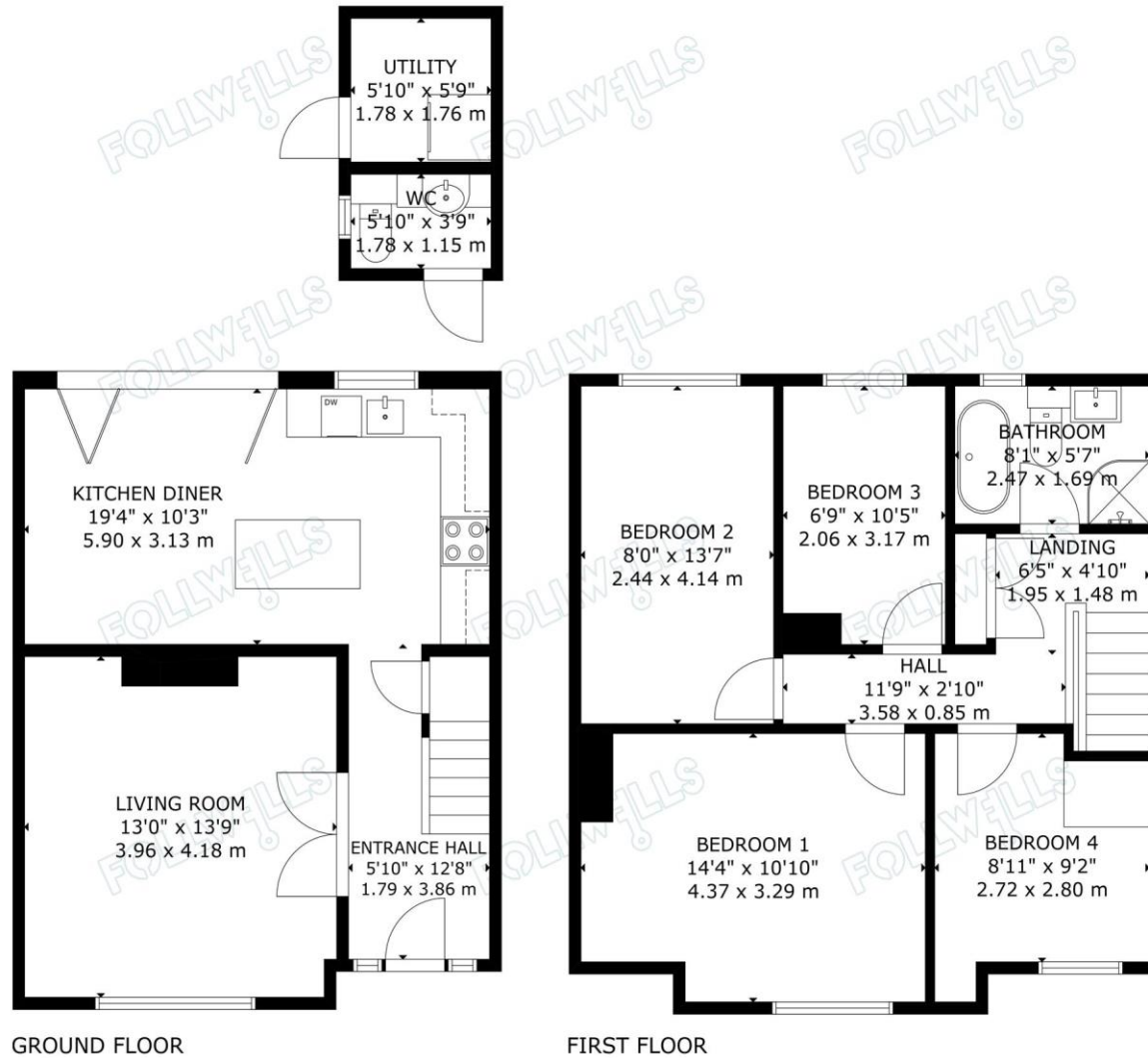
Central Heating - Electric via an electric boiler.

Tenure Freehold

Council Tax Band 'C'

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.



GROSS INTERNAL AREA  
 TOTAL: 96 m<sup>2</sup>/1031 sq.ft  
 GROUND FLOOR: 43 m<sup>2</sup>/463 sq.ft, FIRST FLOOR: 53 m<sup>2</sup>/568 sq.ft  
 EXCLUDED AREA: OUT BUILDING: 5 m<sup>2</sup>/59 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

