

19 Portland Grove, Westbury Park, Newcastle, Staffordshire, ST5 4JH

FOLLWELLS



- Individually Executive Family Residence
- Spacious and Adaptable Family Layout
- Feature Inglenook Fireplace to Living Room
- Bespoke Fitted Kitchen and Large Dining Room
- Spacious En Suite to Master and Guest Bedroom
- Private Corner Plot Cul-de-Sac Location with South Facing Rear Garden
- No Upward Chain

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Offers in Excess of

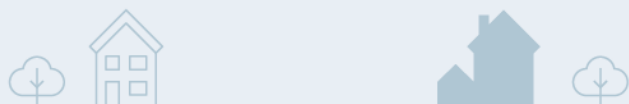
£475,000

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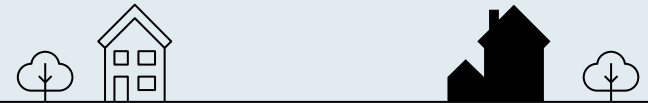
An individually built executive detached house situated within the popular Westbury Park development. The property holds a unique private corner plot, with large integral double garage and an attractive view to the rear backing onto open common green space.

The property provides an extremely spacious family layout with three separate reception rooms and four spacious bedrooms. There is also an array of unique features to include an impressive Inglenook fireplace to the main living room, bespoke fitted 'L' shaped breakfast kitchen which leads to a separate large dining room to the rear of the garage and a substantial conservatory overlooking the garden. The first floor includes a large landing area and spacious en suite bath/shower rooms to both the master and guest bedroom.

The unique features to the property start before even entering with a most noticeable impressive pitched tiled roof open canopy porch having timber pillar support. Entrance is through an internal porch with decorative glazed door and gives access to a two piece cloakroom. A further part glazed door opens to the reception hallway with staircase to the first floor and has ornate cornicing and further part glazed doors that continue to the reception rooms. The study is situated to the right hand side with a window overlooking the front. The main living room is situated opposite and has an impressive large feature exposed brick Inglenook fireplace with timber mantel and free-standing gas fire with brick canopy. The room has a dual aspect outlook with bow window to front and sliding patio doors open to the conservatory. The breakfast kitchen has a tiled floor and is fitted with a bespoke fitted range of base cupboards/drawer units with Corian work surfaces having inset one and a half sink and extends to a breakfast bar. There are matching wall cupboards and a recess with ornate surround for an electric cooking range with gas hob and concealed extractor. The kitchen continues with matching range of cupboards/drawer units including glass fronted display cabinets. Double patio doors open to a large 'P' shaped rear facing conservatory of timber framed construction with a tiled floor and double doors open on to the garden. Additionally there is also access to a third large reception currently being used as a dining room which is situated to the rear of the garage, this has a large Adam style fireplace surround, ornate cornicing and further double patio doors opening to the garden. A separate personal door leads to a large integral double garage with up and over door and power connected.

The impressive features continue upstairs with a large landing area spacious enough to accommodate a desk etc., with loft access and ornate centre-piece archway, window outlook and a fitted double wardrobe. Additionally there is an airing cupboard situated over the stairwell. Three of the bedrooms including the master and guest bedroom have an attractive window outlook to the rear over the common green space and partial far reaching views beyond. Within the master bedroom there is a walk-in dressing wardrobe and separate access is given to a spacious three piece shower room with tiled floor and a large walk-in shower cubicle.





The guest bedroom also makes an alternative master suite with twin built-in double wardrobes either side of a central accessed four piece en suite bathroom having a free-standing bath with centre-piece concealed tap and further large walk-in corner shower cubicle. The two remaining family bedrooms are of good size with a further built-in double wardrobe to bedroom three which has window outlook to front. A three piece family bathroom services these two remaining bedrooms with tiled panel bath having concealed tap/shower attachment.

Externally the property stands prominently on a corner plot with stone paved double width driveway in front of the garage. There is an open plan lawned front garden and assorted shrub borders. Pathway access to the side of the property leads to a private enclosed south facing rear garden with lawn, further path/patio area, assorted plant/shrub borders, specimen trees and laurel hedge screening to rear boundary.

The property is offered for sale with no further upward chain.



IMPORTANT INFORMATION

Services - Mains Connected

Central Heating - Gas

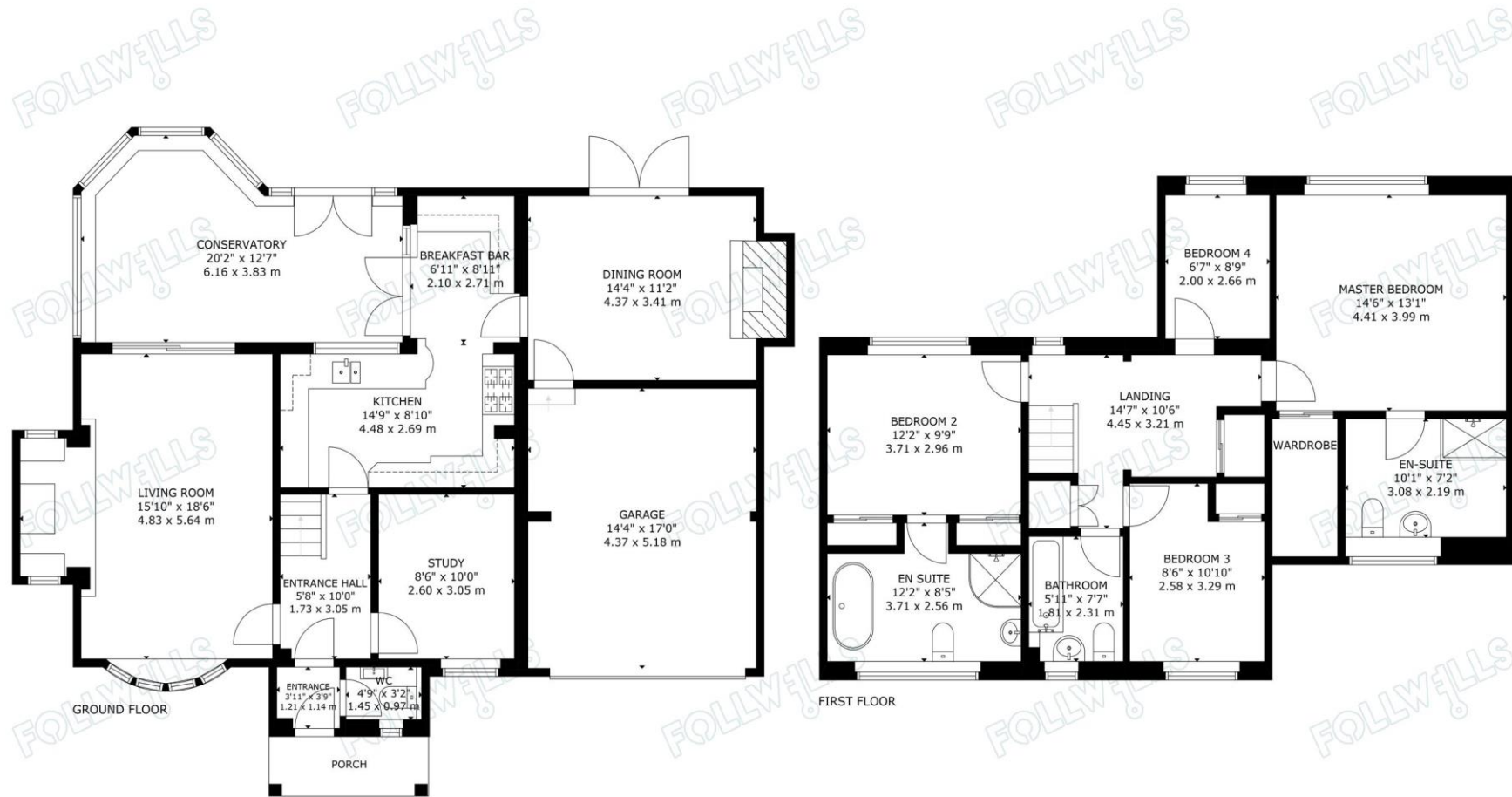
Glazing - uPVC

Tenure - Freehold

Council Tax Band 'E'

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: 184 m²/1,978 sq.ft
 GROUND FLOOR: 98 m²/1,055 sq.ft, FIRST FLOOR: 86 m²/923 sq.ft
 EXCLUDED AREAS: GARAGE: 23 m²/244 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

