

3 Berne Avenue, Westlands, Newcastle, Staffordshire, ST5 2QJ

FOLLWELLS



- Large Four Bedroom Detached Bungalow Residence
- Substantial Corner Plot Position
- Desirable Edge of Town Location
- Spacious Well Planned Accommodation
- 'L' Shaped Lounge/Diner and Additional Sitting Room
- Large Master Bedroom Suite
- Dual Access Drive and Double Garage
- Private Enclosed South Facing Rear Garden

4 

2 

2 

Asking Price

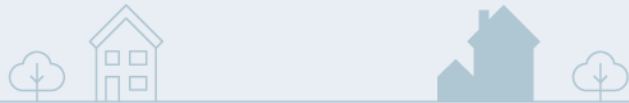
£525,000

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email@follwells.co.uk

01782 615530



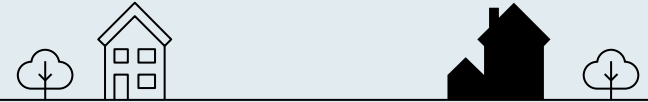


An extremely spacious and well planned four bedroom detached bungalow residence standing on a substantial corner plot within a choice edge of town residential district and nearby to local park/woodland walks.

This 'L' shape design bungalow currently provides a practical layout with living accommodation situated to one side and all bedroom accommodation to the other, divided by a large centrally positioned reception hall with front glazed panelling and central glazed entrance door. Double doors lead to the main lounge and there is a spacious cloakroom with modern enclosed two piece fitted suite. The main lounge is of 'L' shape proportion to include a dining area with gas fire having marble surround/hearth, large picture window facing to front and double patio doors open to the rear garden from the lounge area. A further window overlooks the rear garden from the dining area and an internal door leads to the breakfast kitchen with window facing to the front. The kitchen is fitted with work surface and inset sink, base/wall units and a fitted electric oven with ceramic hob and extractor. There is also a large walk-in pantry with further window and shelving. From the kitchen a door leads to an additional large sitting room creating an ideal separate reception space or alternatively could be incorporated to create a larger open plan dining kitchen if so required. Returning back to the kitchen there are steps down to a large through porch providing access to front and rear with a quarry tiled floor. From the porch there is internal access to a large double garage with automatic roller door having power connection and loft access. Additionally situated to the rear of the garage, also having internal access from the porch, is a separate utility with central heating boiler, sink and base units. Tiled floor and part tiling to walls continue through to an additional cloakroom/gardener's W.C. with wash hand basin and frosted glazed window and rear access door.

Returning to the opposite side of the reception hallway there is access to an inner hall which opens to the bedroom and bathroom accommodation. Immediately to the right there is the main bathroom with a three piece suite including corner bath and wash hand basin with twin frosted windows, tiled walls and archway to a separate W.C. with further frosted window. All bedrooms are of double proportion with the fourth bedroom currently being used as study and having window overlooking the rear garden. The second bedroom also has a window outlook over the rear garden and is fitted with bedroom furniture. A further family bedroom has a window outlook to the front. The master bedroom is situated at the end of the inner hall which is approached through a walk through dressing area with fitted triple wardrobe and opening to an impressive size bedroom with dual aspect front and rear window outlook and an extensive range of bedroom furniture. Additionally there is a three piece tiled en suite shower room servicing the master bedroom.





The bungalow stands on a substantial corner plot having dual access driveway approach, providing parking for numerous vehicles and front boundary wall with hedge screening. Additionally there is a large lawn area and further mature shrub border. The tarmac driving/parking extends to a pathway giving access to side and leads to a large fence enclosed low maintenance south facing rear garden affording considerable privacy with paved patio/pathway and decorative stone chippings. There are mature shrubs and trees within borders, external power point and a timber framed summerhouse and storage shed.

Agents Note: At vendors request completion of sale cannot take place prior to the 2nd September 2024.



IMPORTANT INFORMATION

Services - Mains Connected

Central Heating - Gas

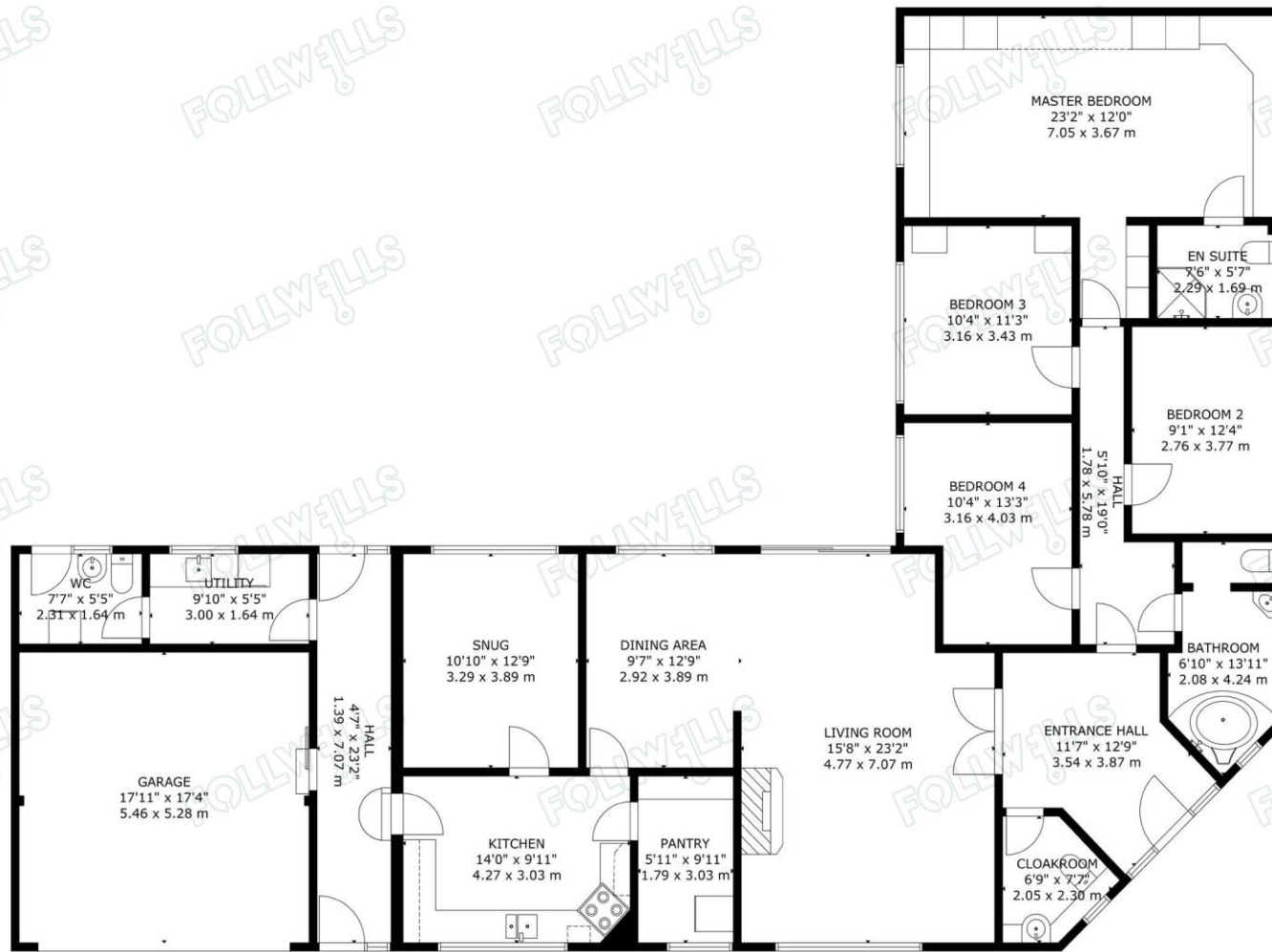
Glazing - uPVC

Tenure - Freehold

Council Tax Band 'F' EPC Rating 'C'

Red Ash Test - September 1999 Class 1 0.22g/l S04

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.



GROUND FLOOR

GROSS INTERNAL AREA
 TOTAL: 198 m²/2128 sq.ft
 GROUND FLOOR: 198 m²/2128 sq.ft
 EXCLUDED AREAS: GARAGE: 29 m²/310 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY