

25 Sterndale Drive, Westbury Park, Newcastle, Staffordshire, ST5 4HS

FOLLWELLS



- Extended Two/Three Bedroom Detached Bungalow
- Spacious Versatile Accommodation
- Immaculately Presented Modern Interior
- Tucked Away Private Plot Position
- Separate Large Utility
- Additional Large Multi Purpose Family Room
- Landscaped Gardens

2 

1 

3 

Offers in Excess of

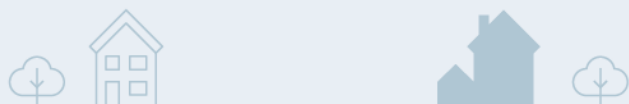
£295,000

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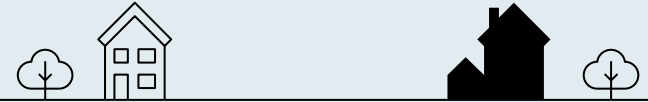
An immaculately presented detached bungalow residence situated within the ever popular Westbury Park development, convenient for major road links including Junction 15 M6 and within walking distance to certain amenities provided on the estate. Attractively positioned with landscaped gardens to three aspects, having partial view outlook to the front and holding an extremely private plot position with long (shared) driveway access.

The bungalow is maintained to an excellent standard and has been extended by its current owner to create an extremely practical and versatile layout which comprises a spacious reception hallway, modern fitted kitchen and an attractive lounge with outlook to front with a pleasant conservatory off overlooking the garden. There is a good size master double bedroom and a separate dining room which leads to a second bedroom and large utility opposite and access to a large modern fitted shower room. In addition there is a further practical multi purpose family room which opens to the garden and could be utilized for many purposes including a third bedroom, media room/office etc.

In greater detail, there is side access opening to the reception hall having useful store and separate coats cupboard with mirror door, there is a loft access which houses the central heating boiler and Karndean flooring runs through to a partial open plan modern fitted kitchen. This is fitted with a range of base/wall units and work surface with inset sink and induction hob with extractor. A further extensive range of appliances comprise, built-in oven, separate microwave oven, upright fridge freezer, dishwasher and wine chiller. A window from the kitchen overlooks the front. Also accessed from the hallway is a cloakroom with a modern two piece suite in the form of W.C. and vanity wash basin. Further access from the hallway leads to an attractive lounge with flame gas fire having a granite surround and a bow window overlooks the front with partial views beyond. Situated off the lounge is a pleasant uPVC conservatory with patio doors opening onto the side garden area. The master bedroom which is also accessed directly from the hallway is of good proportion with window outlook to side. A final door from the hallway leads to the dining room with continuation of the Karndean flooring and has patio door access onto the rear garden. The second bedroom is accessed from the dining room with further window outlook to rear.

To the opposite end of the dining room there is an extremely useful large utility fitted with contrasting modern base and wall units and provision for washing machine/dryer. Off the utility is a spacious shower room comprising a three piece suite to include large walk-in mains power shower cubicle with sliding door, W.C. and vanity sink. From the opposite end of the utility, steps lead to an extremely useful mezzanine level additional room currently being used as a family area and provides a variety of uses to include possibility of third bedroom, media room/study etc. The room is fitted with downlighting and has window outlook and patio door access onto the rear garden.





The bungalow has a long driveway approach (shared with three other properties) and leads to an extremely private elevated plot position with driveway and parking space to front/side and an attached carport. There are attractively landscaped gardens to three sides to include front paved patio and timber decked area with pergola affording privacy with partial view and a shaped lawn with well stocked plant/shrub borders.

The paved patio area continues to the side and leads to an extremely private rear garden surrounded by a garden brick wall and timber fencing. There is continuation of pathway and gravel areas with further circular patio positioned within a lawn and a large collection of plant/shrubs within borders. There is also a covered garden store area.

Agents Note: We understand that responsibility for the shared driveway part is divided with ownership of all four properties that use the driveway.



IMPORTANT INFORMATION

Services - All Mains Connected

Central Heating - Gas

Glazing - uPVC

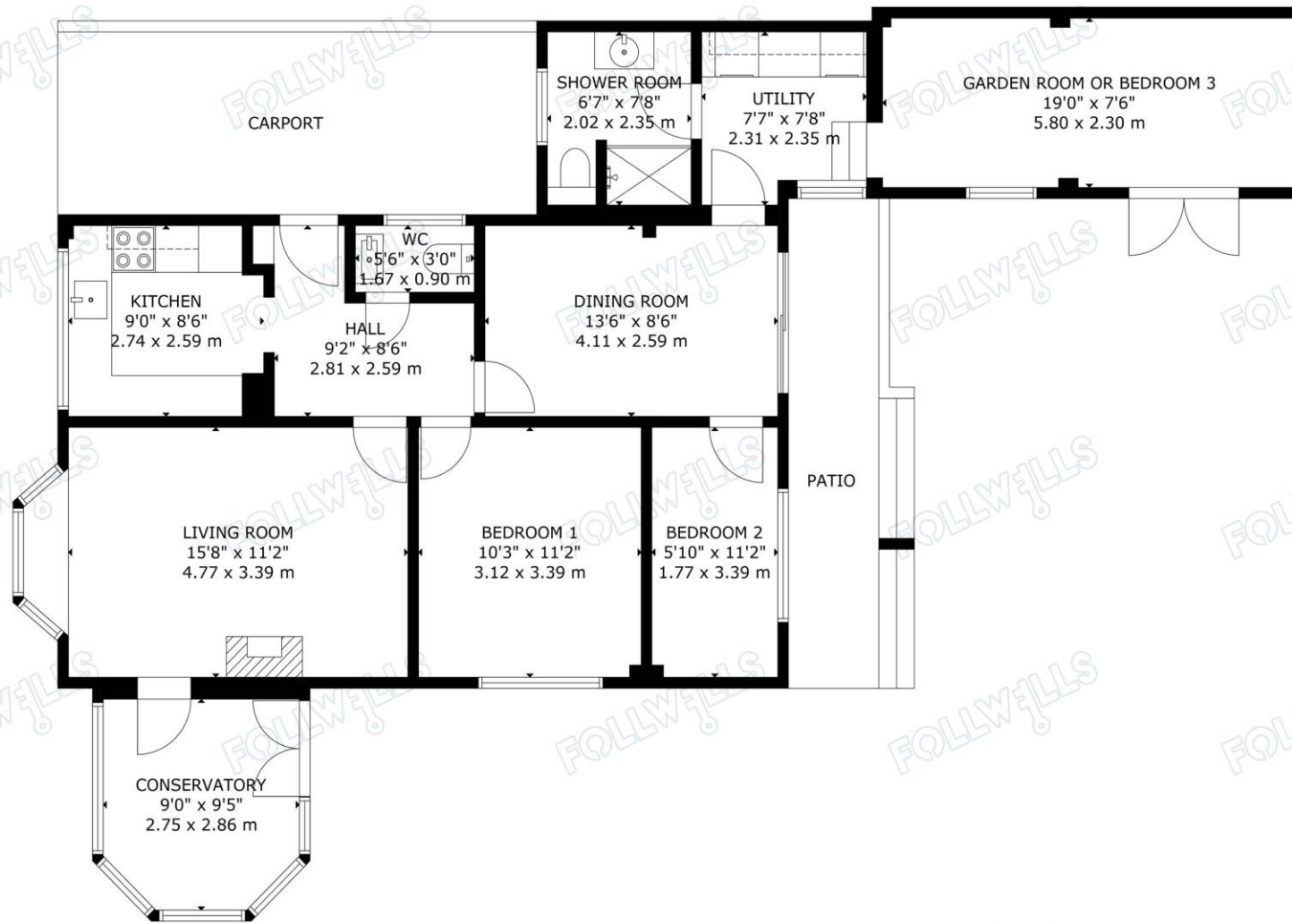
Tenure - Freehold

Council Tax Band 'C' (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.

FLOORPLAN



GROUND FLOOR



GROSS INTERNAL AREA
TOTAL: 95 m²/1,025 sq.ft
GROUND FLOOR: 95 m²/1,025 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

