

The Spinney, Tollgate Avenue, Baldwins Gate, Newcastle, Staffordshire, ST5 5DF

FOLLWELLS



- Exceptional, Modern Detached House
- Extremely Versatile Accommodation
- Beautifully Appointed Throughout
- Spectacular, Open Plan Living Kitchen
- Prime, Central Village Location
- Large Driveway and Enclosed Rear Garden
- Master Bed with Dressing Room & En-Suite

5 

2 

3 

Asking Price

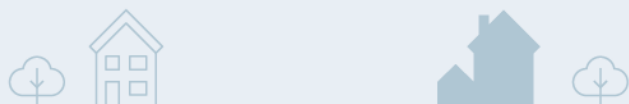
£525,000

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This fabulous, detached family home is situated right in the centre of the popular and pretty village of Baldwins Gate. The current owners have carried out not only a comprehensive refurbishment but also significant extensions to the side and rear.

The deceptively spacious accommodation now provides two large reception rooms in addition to a spectacular, open plan living kitchen complete with island unit and bi-fold doors to the rear garden. The first floor provides five double bedrooms along with a sixth room which lends itself perfectly as a home office or nursery. The master bedroom enjoys the benefit of a beautifully appointed en-suite shower room along with a good sized dressing room. The property is approached over an Indian sandstone driveway providing plentiful off road parking and access to the garage.

The front door leads into a spacious and airy reception hall with return staircase to the first floor. The quality of finish is immediately apparent with solid oak doors leading to the principle rooms.

The standout feature of the accommodation is surely the stunning, open plan family kitchen. A most tasteful range of wall and base units are fitted including a central island with breakfast bar having oak worktop. Integrated appliances include electric oven and grill, fridge, freezer and microwave. There is ample space for a large table and chairs and the room opens into a single storey extension providing a sitting area with bi-fold doors leading to the rear garden. At the other end of the kitchen, a door leads into a very spacious utility room with units to match the kitchen and providing access to the garage/storage area and guest cloakroom.





Two well proportioned reception rooms look out to the front of the house offering ideal family living space. The first floor accommodation offers great versatility with a very well appointed bathroom serving bedrooms two to five.

To the rear of the house is an enclosed garden which links beautifully with the house via the bi-fold doors into the kitchen. The garden is mainly laid to lawn with shrub borders and a patio adjacent to the house providing an ideal space for outdoor entertaining.

The highly regarded village of Baldwins Gate provides good local amenities including a village shop with butchers and deli, post office, village hall, primary school and the popular Block House at the Sheet Anchor pub and restaurant. All of these amenities are within a couple of minutes walk of the house. Newcastle under Lyme is approximately 10 minutes drive away providing High Street facilities while junction 15 of the M6 is also within a 10 minute drive.



IMPORTANT INFORMATION

All mains services connected

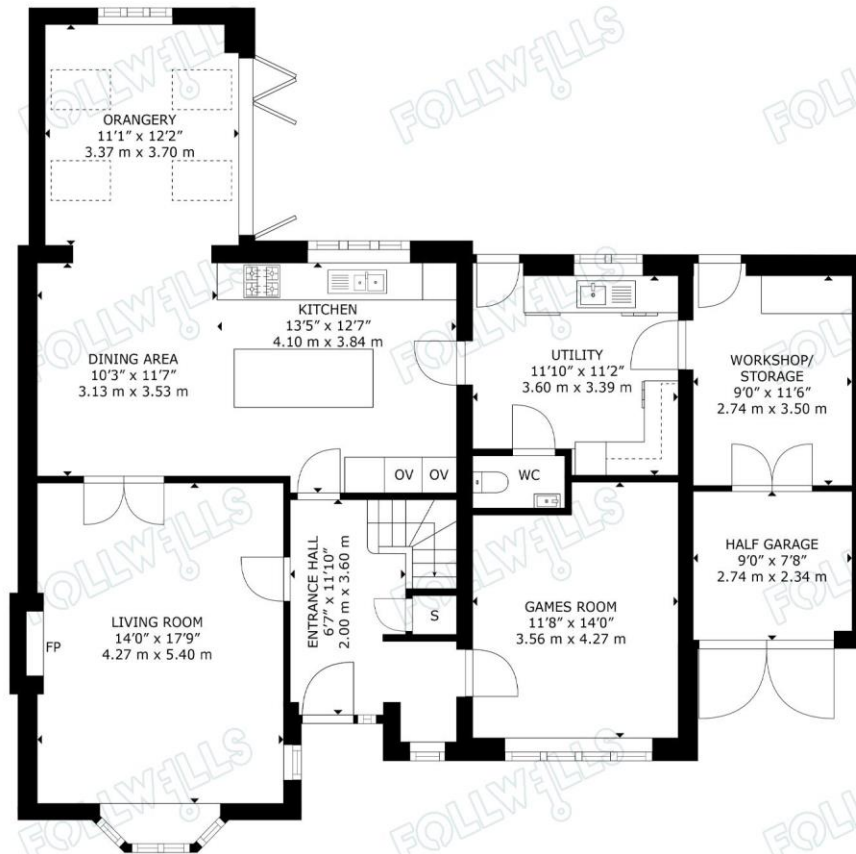
Gas fired Central Heating

UPVC double glazing throughout

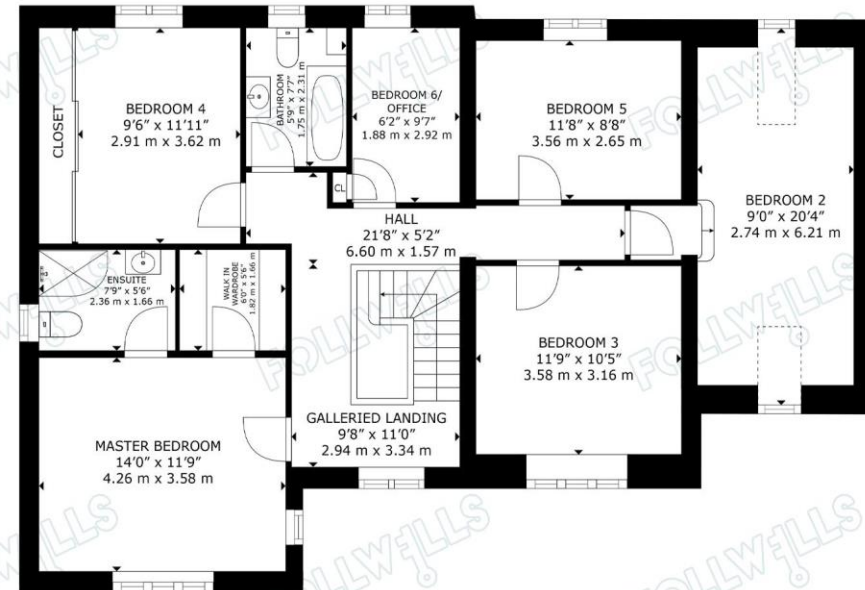
Freehold tenure

EPC rating 'D' Council Tax band 'F' subject to improvement indicator.

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



FIRST FLOOR



GROSS INTERNAL AREA
TOTAL: 234 m²/2,526 sq ft
GROUND FLOOR: 110 m²/1,181 sq ft, FIRST FLOOR: 108 m²/1,171 sq ft
EXCLUDED AREA: HALF GARAGE: 6 m²/69 sq ft
WORKSHOP/STORAGE: 10 m²/105 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

