

31 Stafford Avenue, Clayton, Newcastle, Staffordshire, ST5 3BN

FOLLWELLS



- Spacious Detached Dormer Bungalow
- Sought After Convenient Location
- Rear Sun Lounge Extension
- Ground Floor Master Bedroom and Bathroom
- Parking for Numerous Vehicles
- Large Rear Garden Plot
- Private Outlook to Rear

3 

1 

2 

Offers in Excess of

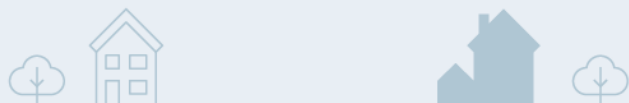
£320,000

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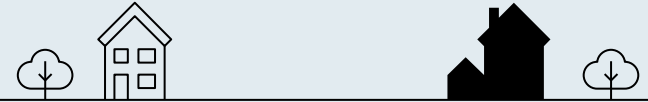
A spacious detached dormer bungalow standing on a substantial plot situated on Stafford Avenue, offering the convenience of local amenities and within close proximity to Newcastle town centre and the Royal Stoke University Hospital.

It provides an adaptable layout with bedroom accommodation to ground and first floor, currently having the master bedroom and main shower room at ground floor level. In addition there is a spacious main living room with log burner feature and a separate large rear sun lounge extension, overlooking and giving access to the rear garden. There is ample parking to the front of the property and a detached garage currently converted into a store room. The large rear garden enjoys privacy with the rear boundary adjoining common land abundant with wildlife.

The accommodation in greater detail comprises a large front enclosed porch entrance with dual aspect glazed outlook and tiled floor. A further internal entrance door opens to the main reception hallway having open tread return staircase to first floor and hard flooring. There is a large double master bedroom with window overlooking the front, having decorative ceiling and a large triple width walk-in wardrobe. The breakfast kitchen is well equipped with an extensive range of units and worktops with one and a half inset sink and extend to a breakfast bar. Integrated appliances comprise of fitted double oven, upright fridge freezer, dishwasher and gas hob with extractor above. Additionally there is space and plumbing for washing facilities and dryer. A window overlooks the rear garden and a door gives exterior access to the side. The shower room comprises of a three piece suite with enclosed corner shower cubicle, wash hand basin and antique style W.C. The main living room is a particular feature both in size and having log burning stove set within the chimney breast and hard flooring. There is also a feature corner window overlooking to the front elevation and sliding patio doors with steps down lead to a useful and spacious extended sun lounge/second reception (currently being used as a dining room) with dual aspect outlook including sliding patio door opening onto the rear garden.

The landing area to the first floor is spacious with feature skylight and provides access to two double bedrooms. The second bedroom has a window facing to the front and has two separate access points into the remaining large roof spaces, which offer further potential and are floor boarded providing storage and house the central heating boiler. The third bedroom has a window overlooking the rear garden and is fitted with a wardrobe unit with centre-piece dresser.





The bungalow stands on a substantial garden plot with wide vehicular access onto a concrete paved parking area for several vehicles. There is a front boundary wall and borders, useful side brick store and a traditional brick and tile garage currently converted with dual aspect window, personal side entrance door and internal boarding for storage.

To the rear there is a large and pleasant garden 85' x 52' (26m x 16m) approximately with substantial concrete paved effect patio area and a covered area to the side of the bungalow. The garden is laid to lawn with low maintenance decorative gravel beds and fencing to side boundaries. There are two timber framed summerhouses/storage sheds with a further attached all weather covered area. The rear of the garden boundary is adjacent to common land and is therefore not directly overlooked.



IMPORTANT INFORMATION

Services - Mains Connected

Central Heating - Gas

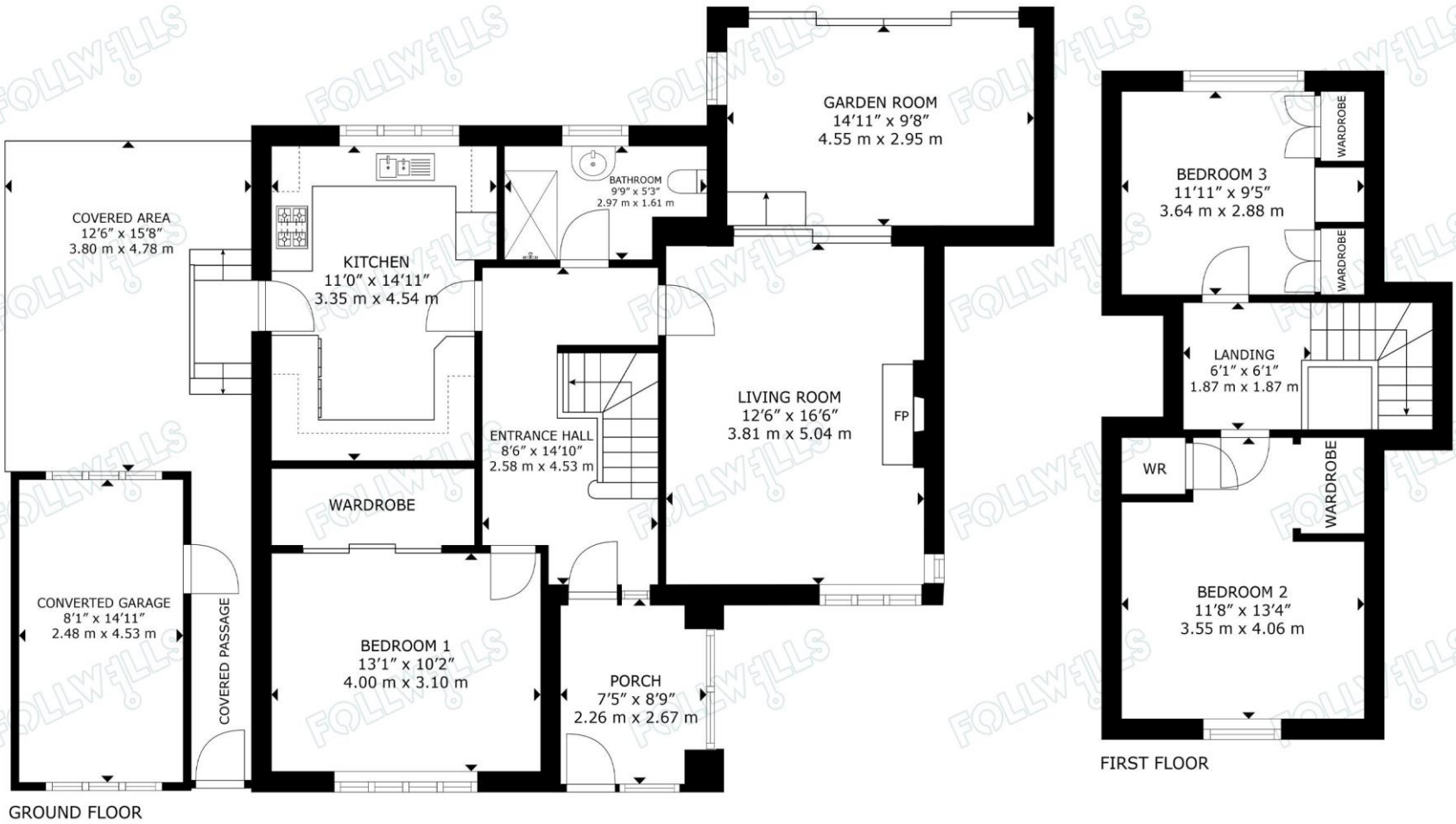
Glazing - uPVC

Tenure - Freehold

Council Tax Band 'D'

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: 147 m²/1,587 sq ft
 GROUND FLOOR: 81 m²/868 sq ft, FIRST FLOOR: 32 m²/344 sq ft
 EXCLUDED AREAS: CONVERTED GARAGE: 11 m²/120 sq ft,
 PORCH: 5 m²/60 sq ft, COVERED AREA: 18 m²/195 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

