

21 Repton Drive, Westlands, Newcastle, Staffordshire, ST5 3JF

FOLLWELLS



- Individual Build Detached Residence
- Premium Plot Position
- Well Maintained Throughout
- Three Receptions including Additional Sitting Room Extension
- Three Double Bedrooms
- Extensive South Facing Rear Garden
- Huge Potential for Further Extension

3 

2 

3 

Asking Price

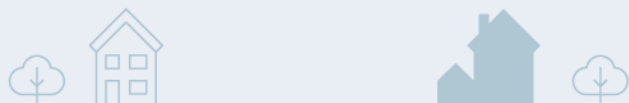
£435,000

follwells.co.uk

email@follwells.co.uk

01782 615530





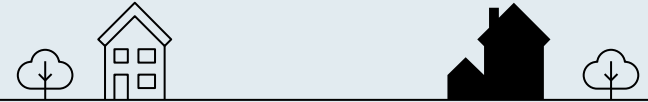
An individual build, three bedroom detached residence holding a premium plot position within this highly regarded sector of the Westlands district. It stands on an extensive plot including a large south facing rear garden of approximately 75' (22m) depth.

The property is well maintained throughout and currently provides suitable family accommodation incorporating three double bedrooms with master having an en suite. There are three separate reception rooms including an additional sitting room rear extension, with the majority of main rooms enjoying views over the rear garden. Due to the size of the plot there is further potential to enlarge the property to suit any requirements (subject to necessary planning consent).

The accommodation in greater detail comprises enclosed front porch entrance having double door access and leading to the reception hallway with a turn staircase to the first floor and a spacious cloakroom with a replacement two piece suite. The lounge enjoys a dual aspect outlook, incorporating a bow window overlooking the front and a picture window overlooking the rear garden with patio door access. There is also a feature stone open fireplace and an archway leads to the dining room. This enjoys a large feature round bay with further views over the rear garden and also has direct access from the hallway. A fully tiled breakfast kitchen with further views over the rear garden is fitted with a range of base/wall units and worktops including small breakfast bar and has an inset one and a half sink. There is an integrated one and a half electric oven and a four ring ceramic hob which has a pull out extractor above. Additional space is provided for further white goods including plumbing for a dishwasher. A door from the kitchen leads to an 'L' shaped side porch with further patio door access to the rear and has useful twin built-in store cupboards. A terrazzo tiled floor runs through to a utility with a worktop and sink, base and wall cupboard, central heating boiler and provision for washing/drying facilities. An additional sitting room is also accessed from the rear porch, providing alternative use as a study/media or games/playroom which enjoys additional pleasant views over the rear garden from a feature dual set of corner sliding patio doors.

The first floor has a light and airy landing area with a window facing to the front and leads to three double bedrooms and a family bathroom which is fitted with a three piece suite including a bath with mains shower and splash screen. The master bedroom has a window outlook also to the front and is fitted with a range of wardrobe/cupboard units. It has en suite facilities comprising of a three piece suite incorporating a corner shower cubicle with electric shower. The two further family bedrooms enjoy elevated views over the rear garden, with one bedroom fitted with a double wardrobe.





The property has an attractive frontage with block paved driveway leading to an attached double garage and automatic up and over door. Garden walls define boundaries, with a small shaped lawn and further low maintenance raised beds having assorted plants. There is access to one side of the property with an attached store shed to the opposite side. The rear garden is pleasantly landscaped incorporating a shaped patio and large lawn area with plant/flower beds and fence enclosures. It has an approximate depth of 75' (22m).

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



IMPORTANT INFORMATION

Services - Mains Connected

Central Heating - Gas

Glazing - uPVC

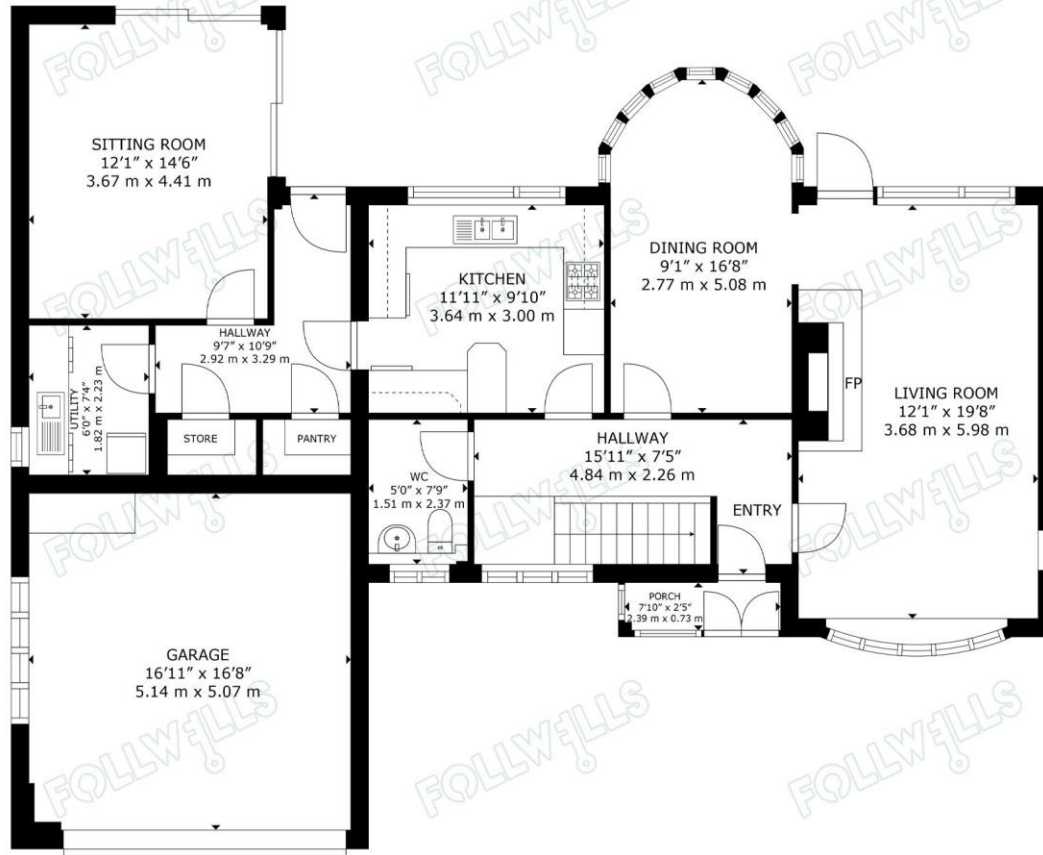
Tenure - Freehold

Council Tax Band 'F'

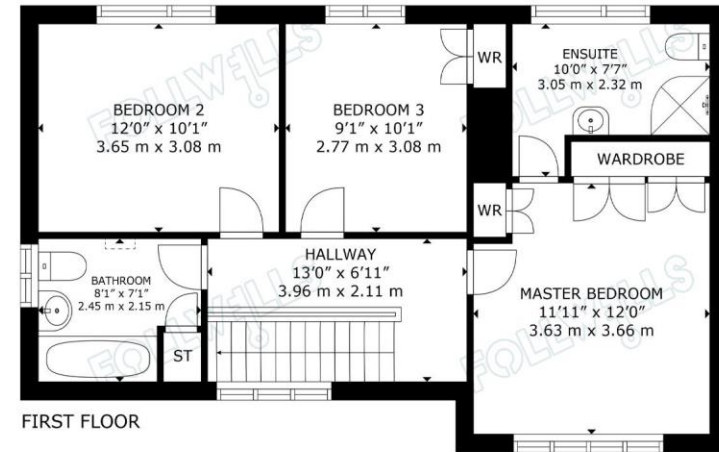
EPC Rating 'D'

Red Ash Report - August 2024 Class 2 - 560mg/ SO4 with floor membrane

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: 177 m²/1,914sq ft
GROUND FLOOR: 92 m²/996 sq ft, FIRST FLOOR: 57 m²/618 sq ft,
EXCLUDED AREA: GARAGE: 26 m²/281 sq ft, PORCH: 1 m²/19 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

