

6 Naples Drive, Westlands, Newcastle, Staffordshire, ST5 2QD

FOLLWELLS



- Spacious Detached Bungalow Residence
- Wide Frontage with Dual Access Driveway
- Large Single Garage
- Versatile Accommodation
- Planning Permission for Extensions to Front and Rear
- Sought After Residential Location
- No Upward Chain

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Asking Price

£340,000

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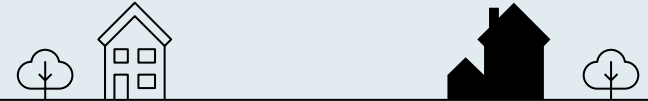


A spacious and desirable detached bungalow residence well maintained and is in good decorative condition. Situated in a much sought after residential location, providing versatile and practical accommodation which includes the option of three double bedrooms.

The bungalow is entered via a glazed entrance porch with double doors out to the front and half glazed internal door to a central reception hall. The large sitting room is over 7m (23') in length with dual aspect having window to the front and sliding glass door onto the patio at the rear. There is access to the kitchen and a separate door leads to a second reception room or alternative third bedroom with window overlooking the front. The kitchen has window outlook to the rear and is fitted with an extensive range of wall and base units with integrated electric double oven, four ring ceramic hob, dishwasher, fridge and freezer. Positioned between the kitchen and second reception is a side porch/utility with sink and plumbing facilities, external access to side and a guest cloakroom/W.C. At the other side of the bungalow a spacious modern bathroom is fitted with a four piece suite comprising bath with mixer shower, separate shower enclosure with electric shower unit, vanity wash basin and W.C. This services two good sized double bedrooms with built in wardrobes having window aspect to front and rear respectively.

Outside there is a dual access tarmac driveway providing ample off road parking and wide frontage with a shaped lawn and dwarf wall to the front boundary. The driveway gives access to the garage measuring 5.82m (19'1") x 3.58m (11'9) having electric roller door, power/light and access door to the rear. Pedestrian access is available down both sides of the property leading to a fence enclosed rear garden which comprises a paved seating area adjacent to the bungalow, mature shrub borders and shaped lawn. Beyond the main garden is a further tranquil hidden garden area.





Naples Drive is conveniently located in the heart of the Westlands on the outskirts of Newcastle town centre. Nearby amenities include the parade of shops on Paris Avenue and Newcastle Golf Club is within walking distance. The town centre is less than a mile away providing a variety of specialist and high street stores along with a number of supermarkets, bars and restaurants. It is also worth noting that the bungalow has been maintained to a good standard throughout which includes new felt and lath to the main roof in 2016 along with a new central heating system installed in the same year

The property also benefits from planning permission which was granted in 2024 to carry out extensions to both the front and rear, along with reconfiguration of the internal layout. A copy of the plan is available upon request or can be accessed via the Newcastle Borough Council planning portal (24/00192/FUL).

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



IMPORTANT INFORMATION

All Mains Services Connected

Gas Central Heating

Tenure Freehold

Council Tax Band 'D' (subject to improvement indicator)

EPC Rating 'D'

Red Ash Report July 2016 - Class 2 (0.6/I 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.

FLOORPLAN

