

24 Sneyd Avenue, Westlands, Newcastle, Staffordshire, ST5 2PP

FOLLOWWELLS



- Superior Executive Detached Residence
- Undergone Complete Refurbishment including Extension
- Show Home New Build Condition
- Impressive Open Plan Family Dining Kitchen
- Four Large Double Bedrooms and Stylish Shower/Bath Suites
- Substantial Landscaped Rear Garden Plot
- Premium Residential Location Within Town
- No Upward Chain

4  2  2 

Asking Price

£695,000

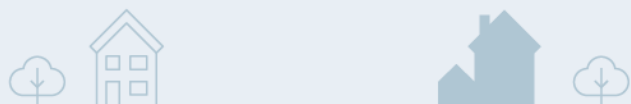


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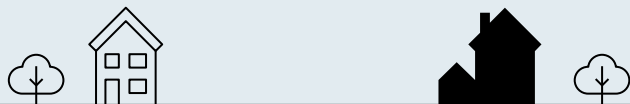
Now a premium executive property having undergone an extensive and complete refurbishment programme over the course of the last 12 months. Back to bare brick restructuring and extension work to create a most desirable and handsome residence, suited for all modern family requirements and situated within a prestigious position within the Westlands area.

Key features to the property include underfloor heating to ground floor, four large double bedrooms with stylish bath/shower room suites. Separate spacious formal living room and an imposing open plan family dining kitchen with designated media area, bi-fold door access onto the rear garden and a bespoke fitted kitchen area which includes a large breakfast island unit. The property stands on a generous size plot, fully landscaped to the front and rear and provides ample parking in front of a large integral garage and an impressive family size rear garden of approximately 80' depth (24m).

Accommodation in greater detail comprises a light and airy spacious reception hall with composite entrance door and glazing, large format tiled floor, LED lighting and a traditional turn panel staircase to the first floor. The formal front living room has a large feature bay window outlook and returning back to the hallway a glazed door opens to a magnificent family dining kitchen with continuation of the large format tiled floor running throughout and LED lighting. There is a five piece bi-fold door opening onto the rear garden and a designated media area which has provision for a wall mounted T.V. The kitchen area is stylishly fitted with a range of pan drawer units and white marble work surface with a central focal point decorative glass splashback. There is a five ring induction hob with concealed extractor above, fitted conventional electric oven with combined microwave oven and an integrated fridge freezer to the opposite end. There is also a large breakfast island with matching white marble work surface which has an inset sink with contrasting colour range of cupboard units and an integrated dishwasher. There is a useful under-stairs storage cupboard and a door leads to a large utility with matching style units/marble work surface and continuation of large format tiled flooring. Within the utility there is a further integrated fridge freezer, washing machine and separate dryer. A glazed door gives further direct access to the rear and additionally there is internal access to the garage. Off the utility is a cloakroom with a two piece suite.

A spacious landing area to the first floor has a linen cupboard, further ceiling LED lighting and loft access. The master bedroom suite has a rear view window having attractive view over the garden and a large walk-in dressing room. The en suite is majority tiled, with further LED downlighting and is fitted with a three piece suite to include a wall hung vanity basin and a large walk-in shower cubicle with splashscreen and concealed ceiling mounted power shower with separate spray attachment.





The principal family bathroom is fitted to a matching style, majority tiled, with LED lighting and is fitted with a four piece suite to include an oval free-standing bath with wall mounted concealed tap and shower spray, wall hung vanity basin and separate enclosed double shower cubicle with matching style ceiling mounted concealed power shower and further spray attachment. The remaining three family bedrooms are all of large double standard with window outlook to front or rear.

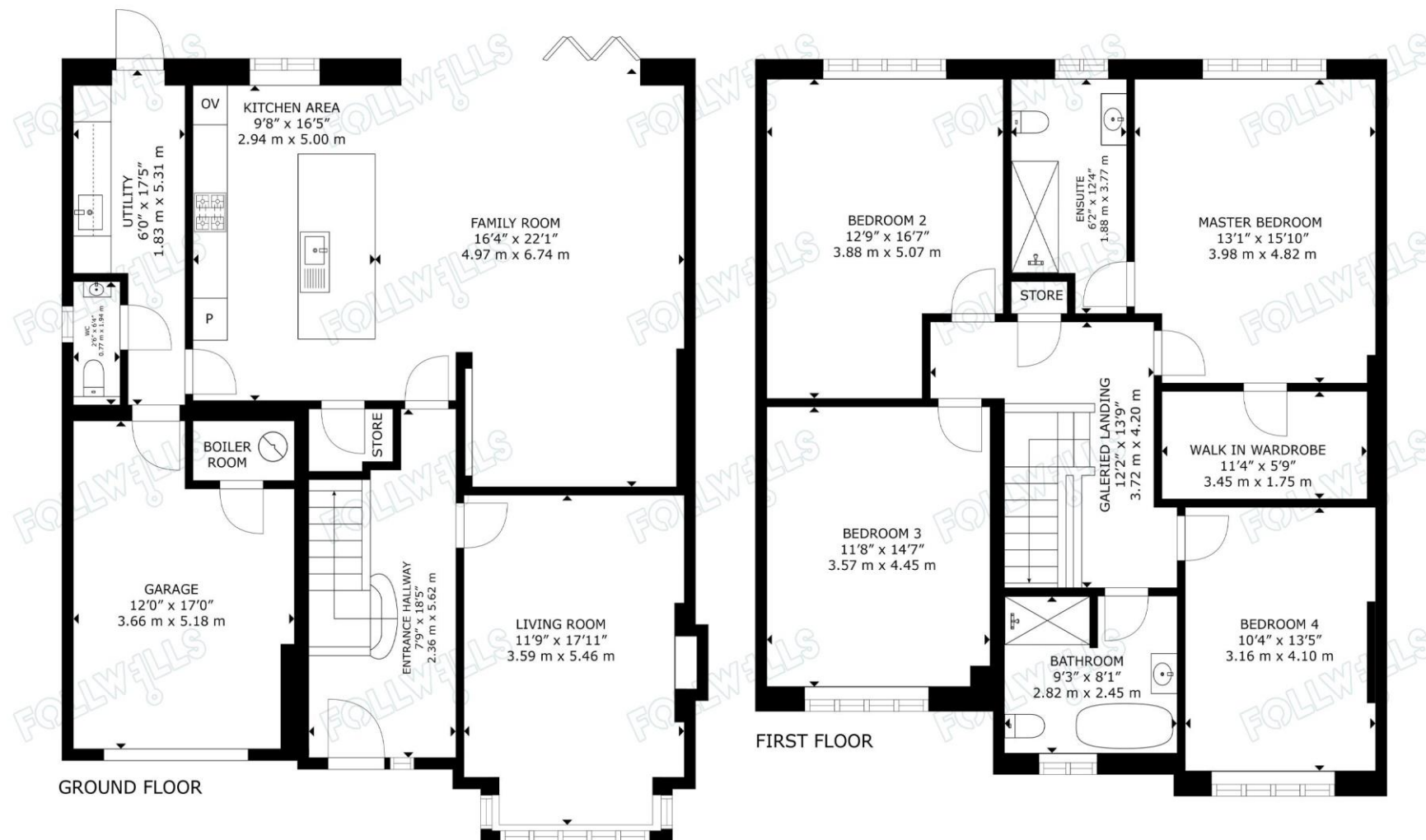
Outside the quality of workmanship continues with a completely re-landscaped exterior providing ample parking to the front with electric vehicle charger and new fencing to borders with paved access to side. There is a large single integral garage which has a remote roller door and designated area housing the central heating system boiler, cylinder and manifold for underfloor heating. The rear garden enjoys an extensive modern composite decking patio with exterior lighting, power and water and enjoys views over a large family garden laid to lawn with mature trees and continued new fencing to borders.



**IMPORTANT INFORMATION**

- Services - Mains Connected**
- Central Heating - New Gas Central Heating System including Underfloor Heating to Ground Floor**
- Glazing - Newly Replaced Windows and Doors Throughout**
- Tenure - Freehold**
- Council Tax Band – TBC      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.



GROSS INTERNAL AREA  
 TOTAL: 196 m<sup>2</sup>/2,119 sq ft  
 GROUND FLOOR: 91 m<sup>2</sup>/983 sq ft, FIRST FLOOR: 105 m<sup>2</sup>/1,136 sq ft  
 EXCLUDED AREA: GARAGE: 19 m<sup>2</sup>/206 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

