

The Poplars, Clayton Road, Clayton, Newcastle, Staffordshire, ST5 3ET

FOLLOWWELLS



- Handsome Period Family Home
- NO ONWARD CHAIN
- AMAZING separate two storey outbuilding - with conversion and overall property extension opportunities (subject to planning permission)
- Large Detached Brick and Tile Outbuilding
- Well Appointed Accommodation
- Loft Conversion Providing Fourth Bedroom
- Private and Secure Gardens
- Convenient Suburban Location

4  2  2 

Asking Price

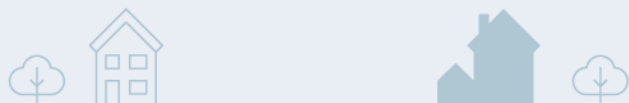
£323,000

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01782 615530





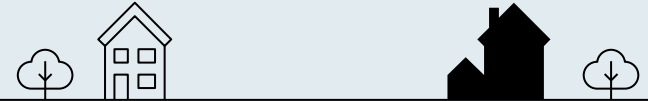
A handsome semi-detached period home having been extended in the 80s and 90s to create a well proportioned family home with good size reception rooms and four bedrooms. The current owners have maintained the property to a good standard adding features such as underfloor heating and integrated smart system throughout the house.

Visitors to the house are greeted by an extremely spacious reception hall measuring 4m x 2.54m (13'1" x 8'4") having ornate cornicing and ceiling rose. From here there is access to a front lounge with bay window and fireplace having gas connection. Glazed double doors lead from the hallway into a large open plan sitting and dining room having underfloor heating which runs throughout this room and the reception hall. This lovely everyday living space also features an open fire with tiled hearth. At the back of the house is a kitchen fitted with wall and base units and with integrated appliances including a mid height double oven and grill, four ring gas hob with extractor hood above and integrated fridge and freezer. A rear hall has access to a store room/pantry, as well as a back door out to the rear garden. The ground floor accommodation is completed with a utility and shower room having a 1200mm shower enclosure, W.C. and vanity wash basin. There is also plumbing for a washing machine. There is tremendous scope and a number of options for alteration of the ground floor accommodation to create a larger living kitchen with additional reception room.

To the first floor the spacious master bedroom has a bay window to the front and a door leading into the bathroom which has two access doors, meaning it serves as both a family bathroom but also as en suite facilities to the master. It is fitted with a modern white suite with shower over bath and underfloor heating. Two further bedrooms on this floor both have windows out to the rear elevation and stairs lead to an attic conversion creating a useful fourth bedroom or study which has access to the remaining roof void.

Outside the property is approached through double gates onto a spacious tarmac driveway providing off road parking for several vehicles. The gardens offer a great degree of security and privacy been fenced all around and with access leading down the side of the house with timber pergola.





To the rear of the house there is a large decked seating area creating an ideal space for outside entertaining. A noteworthy feature of the property is a detached brick and tile outbuilding with internal dimensions of 5.15m x 3.72m (16'11" x 12'2"). The first floor lends itself to a number of uses been plastered and with power and lighting, an ideal space to create a home gym, office or games room. The lower floor of this building has previously served as a garage although is not accessible by car and is currently used for storage. Beyond the outbuilding is a lawned area which tapers to the rear of the plot.

The Poplars is located in a most convenient location on the outskirts of Newcastle providing easy access to the town centre, the Royal Stoke Hospital, local schools and amenities and also Junction 15 of the M6. A thoroughly charming property which is well worth a detailed inspection.



## IMPORTANT INFORMATION

**Services - All Mains Connected**

**Central Heating - Gas including underfloor heating.**

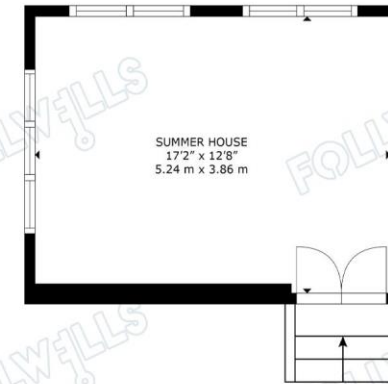
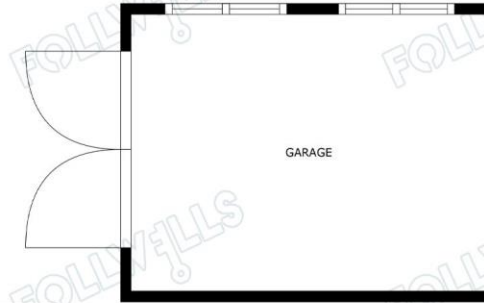
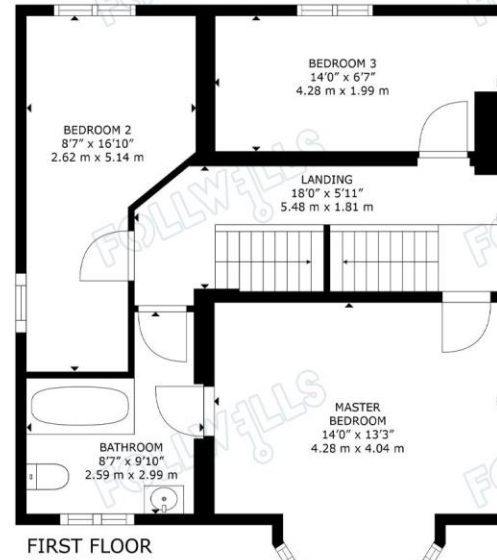
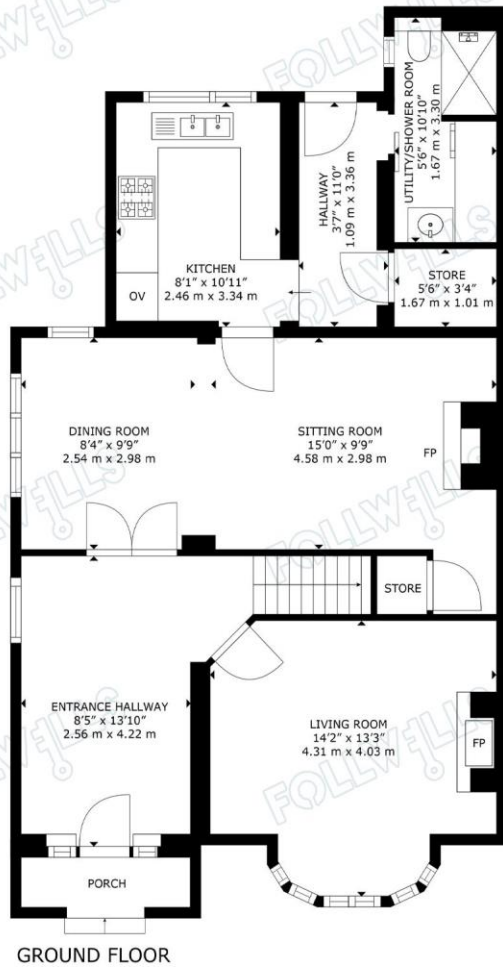
**Glazing - uPVC**

**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.



(NOT IN POSITION)



GROSS INTERNAL AREA  
TOTAL: 136 m<sup>2</sup>/1,474 sq ft  
GROUND FLOOR: 73 m<sup>2</sup>/790 sq ft, FIRST FLOOR: 52 m<sup>2</sup>/564 sq ft  
SECOND FLOOR: 11 m<sup>2</sup>/120 sq ft  
EXCLUDED AREA: SUMMER HOUSE: 21 m<sup>2</sup>/225 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

