

4 Sherborne Drive, Westlands, Newcastle, Staffordshire, ST5 3JA

FOLLWELLS



- Five Bedroom Detached Dormer Bungalow
- Generous Room Sizes and Versatile Accommodation
- Extensively Renovated and Extended by Present Owner
- Large Open Plan Family Dining Kitchen
- Bedrooms and Bath/Shower Room to Ground and First Floor
- Extensive Garden Plot with Free-Standing Garden Room
- Desirable Town Location

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Asking Price

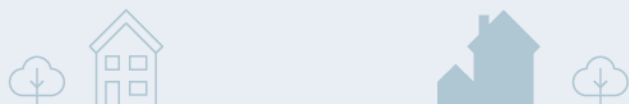
£550,000

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A deceptively spacious detached dormer bungalow residence having been extensively renovated by its present owners. To include rear extension to create an impressive large 'L' shaped open plan family dining kitchen fitted with an extensive range of units and bi-fold door access onto the rear garden. All rooms are of generous proportion and the property provides an extremely adaptable layout for various living requirements. This includes bedroom and bath/shower room accommodation to both ground and first floor which gives the choice of position for a master bedroom.

The bungalow is situated in a most desirable established location being within the heart of the Westlands district affording easy access to local amenities and transport links. It stands on an extensive plot with ample parking and garage with a large private family rear garden and includes an additional free-standing garden room providing alternative uses.

The versatile and extensive accommodation begins with a large enclosed porch entrance opening to a spacious reception hallway having feature parquet flooring and composite main entrance door, return staircase to first floor, under-stairs storage and separate linen cupboard. There are two double bedrooms with outlook to front which currently includes the owners choice of the master bedroom. A formal living room enjoys further parquet flooring and a free-standing log burner fitted on slate plinth. There are double patio doors with further side panel outlook and open onto the garden. Continuing off the hallway there is a modern and spacious fully tiled wet room with splashscreen and mains thermostatic shower, corner vanity wash hand basin and W.C. The principal family area comprises of an impressive 'L' shaped open plan dining kitchen with central glazed lantern roof, down lights and a stone effect tiled floor with underfloor heating. It is fitted with an extensive range of tall cupboards and base/wall units with white marble worktops extending to a breakfast bar area. There is a one and a half inset sink, five ring gas hob and twin side by side electric ovens having hide and slide doors. The family area pleasantly enjoys bi-fold door access onto the rear garden. A door from the kitchen leads to a side porch with access to a useful separate utility housing the central heating boiler and pressurized water cylinder and has a sink and provision for washing facilities. To the opposite side of the porch there is access to a large integral garage/workshop which has front timber opening doors and power connection.

The first floor has a landing area with store recess and a door leading to a walk-in loft room creating easy accessible storage with further access to the remaining roof void. The loft room is fitted with twin skylight windows. There are three additional double bedrooms to the first floor, all of which have vanity wash hand basins and potential for en suite facilities. This includes two of the bedrooms having rear dormer window outlook with one having additional access storage into further roof void to create a walk-in wardrobe and separate cupboard area.





The third bedroom to the first floor has skylight windows to front and rear elevation and could accommodate two separate double beds if required. To service these bedrooms there is a separate three piece tiled bathroom with further dormer window facing to rear.

The bungalow stands handsomely on a substantial garden plot with block paviour driveway for several vehicles and a shaped lawn. There is wide access to either side of the property which in turn leads to an extensive rear garden having fence enclosures with large lawn and raised patio area with firepit. External power and water connection with Belfast sink.

Standing within the garden is an independent timber framed garden room with light/power connected ideal for summer entertaining or alternative use as a games room, gym or office. The roof structure continues to provide all weather covering over an additional patio area currently housing a hot tub which is available for sale under separate negotiation. Additionally within the garden there are two greenhouses and a further large shed with light/power connection.

## IMPORTANT INFORMATION

Services - Mains Connected

Central Heating - Gas with underfloor heating to family dining kitchen area

Glazing - uPVC

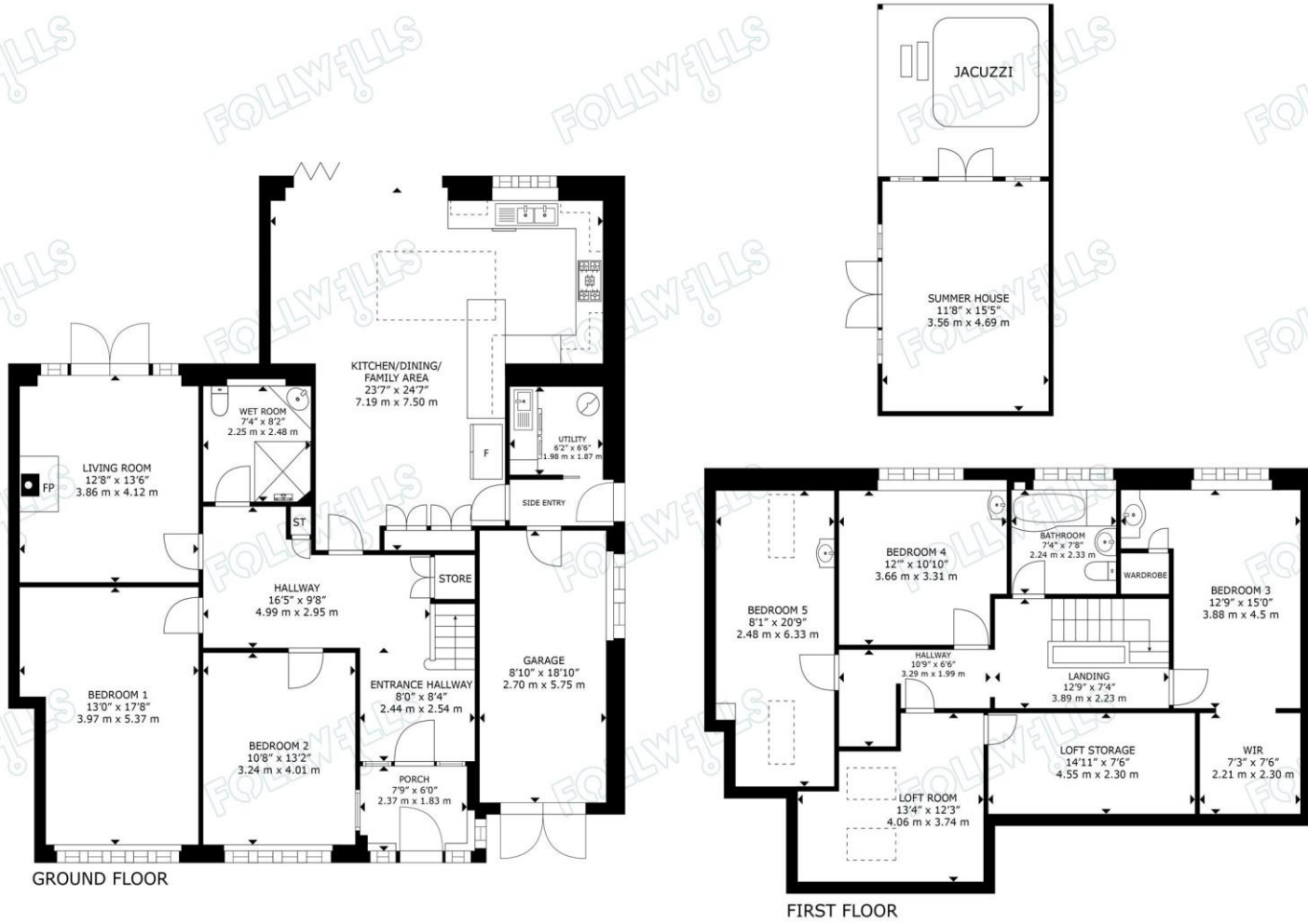
Tenure - Freehold

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

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: 222 m<sup>2</sup>/2,395 sq ft  
 GROUND FLOOR: 132 m<sup>2</sup>/1,422 sq ft, FIRST FLOOR: 90 m<sup>2</sup>/973 sq ft  
 EXCLUDED AREA: SUMMER HOUSE: 16 m<sup>2</sup>/181 sq ft, GARAGE: 15 m<sup>2</sup>/163 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

