

28 Sophia Way, Bradwell, Newcastle, Staffordshire, ST5 8TB

FOLLWELLS



- Four Bedroom Detached House
- On Popular Modern Development
- Well Proportioned Family Accommodation
- Three Refitted Bath/Shower Rooms
- Private Corner Plot

4 

3 

2 

Asking Price

£350,000

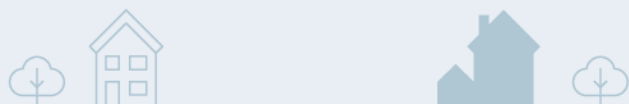
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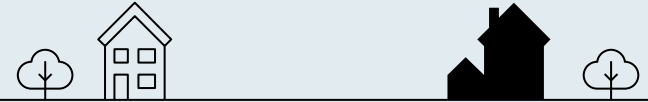


A well presented four bedroom detached family home, holding a private corner plot position within a popular modern development to the north end of town. Ideally suited for a growing family to include a large conservatory off a good size second reception dining room. There is a large master bedroom with all bedrooms having built-in wardrobes and three separate bath/shower rooms which include two en suites, all of which have been very recently refitted with matching style modern suites and tiling.

Accommodation in full, provides entrance from an integrated storm porch to a reception hallway with hard flooring, modern upright radiator and a glass balustrade staircase to the first floor. There is a modern recently replaced cloaks suite comprising of W.C. and vanity wash hand basin. The lounge has a large splayed bay window overlooking the front, with a gas fire and an Adam style surround with marble inset/hearth. There are glazed double doors that open to a good size dining room with further double patio doors opening to a large conservatory. This has a brick base and polycarbonate roof with uPVC glazing to three aspects which overlook and have double patio doors onto the garden. The breakfast kitchen can be accessed from the hallway and dining room which has a tiled floor, windows facing to rear and a glazed rear access door. It is fitted with a one and a half enamel sink, worktops, base/wall units, larder cupboard and provision for washing machine. A large free-standing double electric cooking range is included in the sale, which has a seven ring gas hob and a concealed extractor above.

The first floor landing has access to the loft and a large cylinder cupboard. The master bedroom is of good proportion with twin built-in double wardrobes within an entry recess and a window overlooks the front. There is a recently refitted en suite shower room comprising of one and a half walk-in shower cubicle with mains thermostatic raindrip shower/spray, combined enclosed W.C. and wash hand basin. It is finished with hard flooring, tiling to walls and a chrome towel radiator. The second bedroom has hard flooring, built-in double wardrobe, window facing to the rear and a further en suite shower room recently refitted with matching style suite comprising of a tiled shower cubicle, vanity wash hand basin and W.C. The third family bedroom also has hard flooring, built-in double wardrobe with drawer units beneath and a window overlooking the front. The fourth bedrooms also has a built-in double wardrobe and window overlooking the rear. Additionally there is a family bathroom which again has been recently refitted with a matching style suite and half tiled walls comprising of bath, vanity wash hand basin and W.C.





The property is pleasantly situated within the cul de sac development in a tucked away corner plot. There is double width tarmac parking in front of the integral garage which has an up and over door, personal side entrance door, power connection and central heating boiler location. There is a front lawn with low maintenance decorative stone borders which extend to an additional side area with leylandii screening. Paved access to the side of the property leads to a fence enclosed rear garden with continuation of paving to a rear patio and an additional sun patio with pergola. There is a lawn area, matching decorative coloured stone chip raised borders and further good width access to the opposite side currently retaining a plastic store shed.



## IMPORTANT INFORMATION

Services - Mains Connected

Central Heating - Gas

Glazing - uPVC

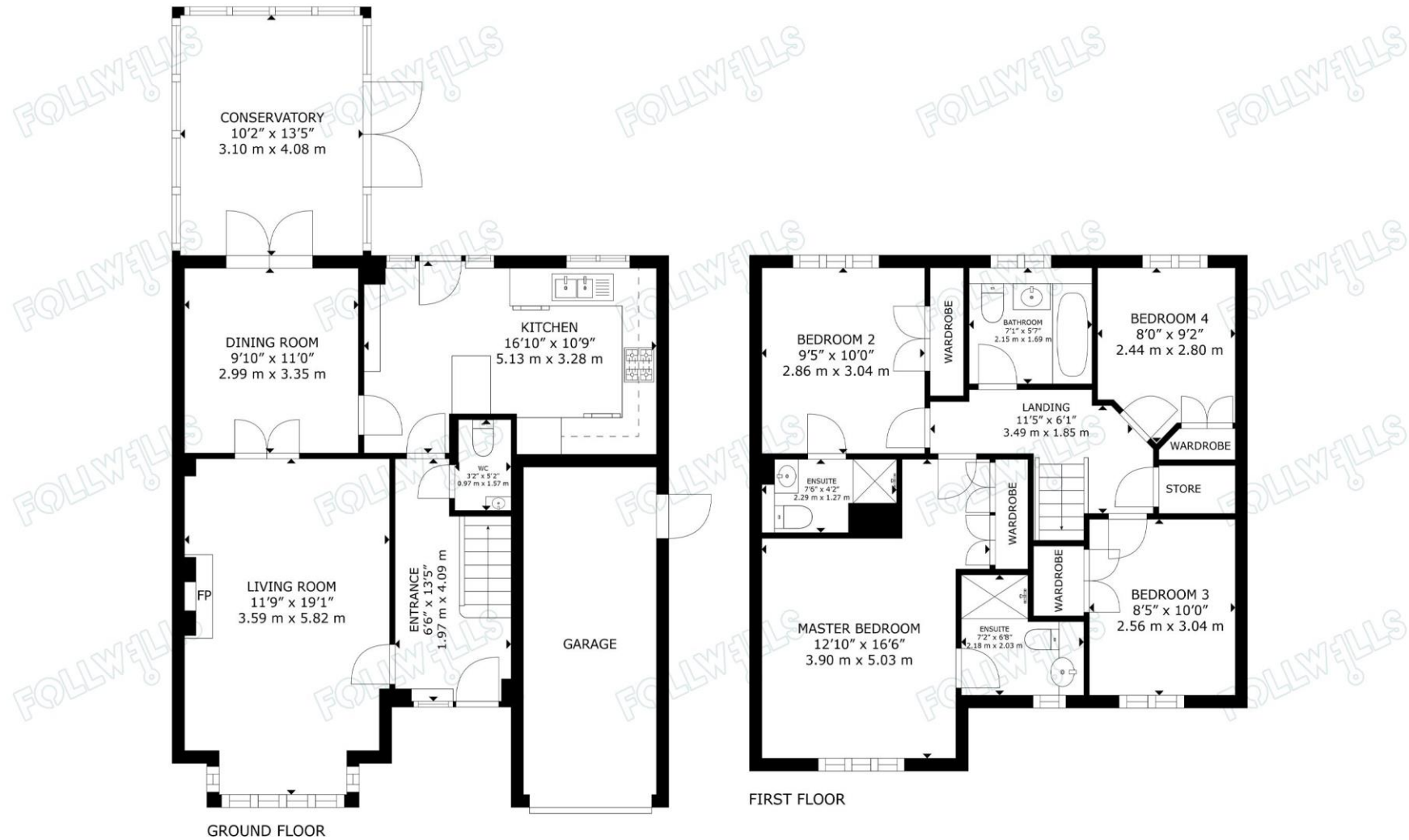
Tenure - Freehold

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.





GROSS INTERNAL AREA  
 TOTAL: 134 m<sup>2</sup>/1,446 sq ft  
 GROUND FLOOR: 70 m<sup>2</sup>/752 sq ft, FIRST FLOOR: 64 m<sup>2</sup>/694 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

