

8 The Pippins, Westbury Park, Newcastle, Staffordshire, ST5 4HX

FOLLWELLS



- Extended Detached Family House
- Within Extremely Popular Development
- Impressive Open Plan Family Dining Kitchen
- Three Separate Reception Areas
- Potential to Create Further Bedrooms or Annexe
- Cul-de-Sac Location

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4 

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Asking Price

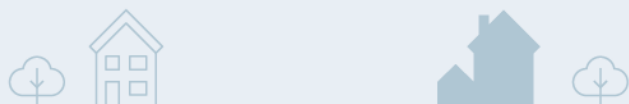
£480,000

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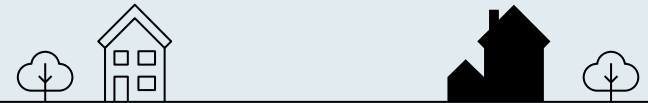


An executive detached family home within the extremely popular and convenient development of Westbury Park. The property has been extensively refurbished and substantially extended by the current owners to provide an adaptable and generous family living space with three separate reception areas including an impressive open plan family dining kitchen. There is potential to create a separate ground floor annexe by adjoining the current family room/ office with the large side porch utility and existing ground floor shower room. First floor accommodation also provides potential to create a fifth bedroom or additional en suite from a current dressing room which adjoins one of the family bedrooms. There are four good size existing bedrooms, with master and guest bedroom having full en suite shower rooms, in addition to a large separate family bathroom.

The property is pleasantly situated to the top end of the development enjoying a cul-de-sac position. There are immediate local amenities within Westbury Park to include a Co-op Food Store, Chemist and the Westbury Tavern Pub, all are within walking distance along with Northwood Garden Centre. The town centre of Newcastle and the Royal Stoke Hospital are within a short driving distance together with Junction 15 of the M6 being less than one mile away, providing excellent road links to the north and south.

The accommodation to the property in further detail provides front enclosed entrance porch with uPVC entrance, tiled floor and coats and/store cupboard. A further glazed panelled door opens to the reception hall with continuation of tiled floor and a staircase to first floor with under-stairs storage. Immediately to the left is the main living room which enjoys a large square bay window outlook and a gas fire set within a marble hearth having ornate wood surround. To the opposite side of the hallway there is a useful large additional family room/office providing potential use as a ground floor bedroom or annexe. The room enjoys a further bay window outlook to the front and further window view to side. There is also secondary access to the side porch/utility. Returning back to the hallway another glazed panelled door opens through to the open plan family dining kitchen with continuation of the tiled floor from the hallway having underfloor heating and ceiling downlighting. There is an extensive kitchen area with granite worktops extending to a peninsular, with inset one and a half sink and a range of base cupboards/drawers units, integrated dishwasher, matching wall cupboards and pullout larder store. There is a free-standing double gas cooking range with five ring gas hob and an electric griddle which will be included in the sale and has an extractor hood above. Additionally there is a matching island unit/breakfast bar with storage beneath and a further range of fitted matching cupboards with glass fronted display cabinets and drawer units. The family area has full width window outlook and centre-piece double patio doors opening onto the garden and skylight windows within the roof void. From the family area there is access to the side porch/utility which houses the central heating boiler and a free-standing pressurized system tank. There is space and plumbing for washing facilities, a double wall cupboard, further tiled flooring with underfloor heating, additional skylight and window overlooking the rear. There is also external access to the side and an internal door gives secondary access to the family room/office. Situated off the utility with further continuation of tiled flooring is a useful ground floor shower room comprising a three piece suite with enclosed shower cubicle, W.C. and wash hand basin.





The first floor accommodation has a corridor landing area with loft access point. The master bedroom is fitted with a double wardrobe and window overlooks the front. Off the bedroom is a large en suite shower room with walk-in shower cubicle having mains thermostatic raindrip/spray shower and enclosed W.C./vanity wash hand basin. The second bedroom has a matching fitted double wardrobe, window outlook to front and a second three piece en suite shower room. There are two further family bedrooms which include a third bedroom having a window outlook to the rear and open arch access to a dressing room with fitted double wardrobe, storage cupboard and drawer unit. This room provides a versatile space which could include conversion to a fifth bedroom having direct access from the landing or possible further en suite being adjacent to the family bathroom. The fourth bedroom is fitted with a good range of wardrobe and store cupboards with window outlook to front. In addition the main family bathroom offers a four piece suite including large luxury corner bath and separate corner shower cubicle.

The property is pleasantly situated at the head of the cul-de-sac having a pleasant outlook to the front with good length driveway and open plan lawn. To the rear there is a fence enclosed private garden with steps and retaining wall to lawn and patio area with shrub borders, hedge screening and a timber framed garden shed.



IMPORTANT INFORMATION

Services - Mains Connected

Central Heating - Gas together with electric underfloor heating as mentioned.

Glazing - uPVC

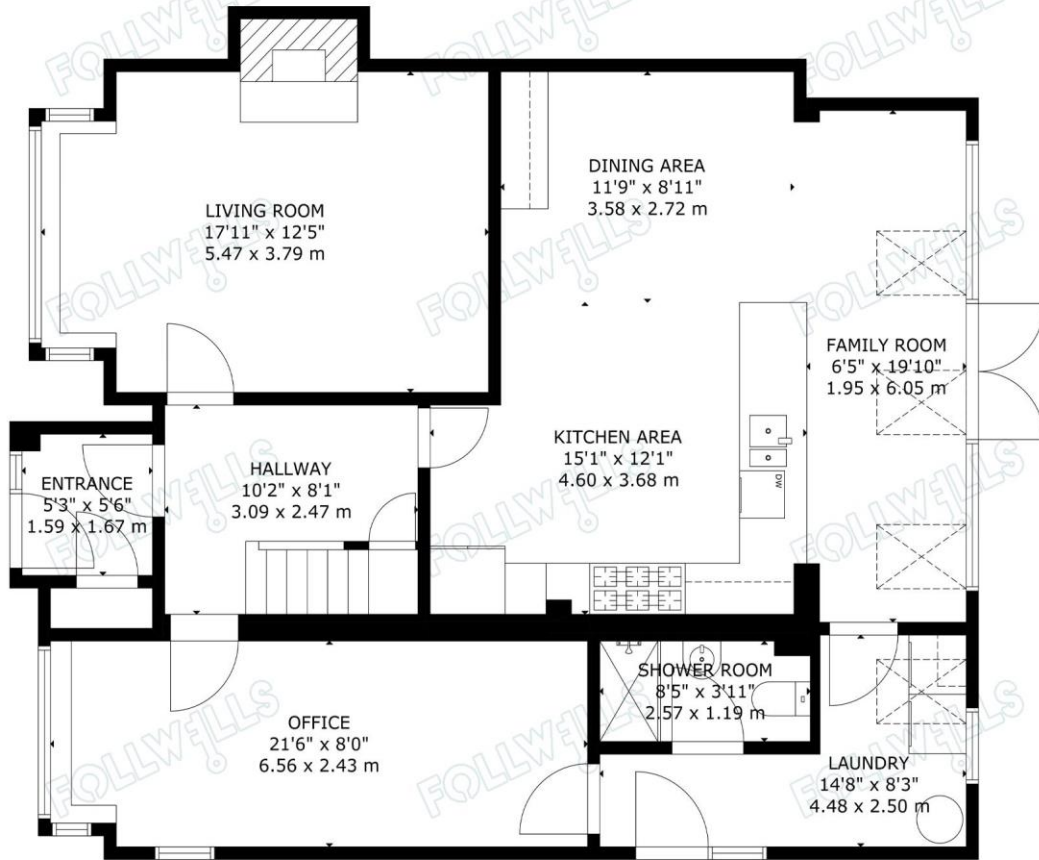
Tenure - Freehold

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

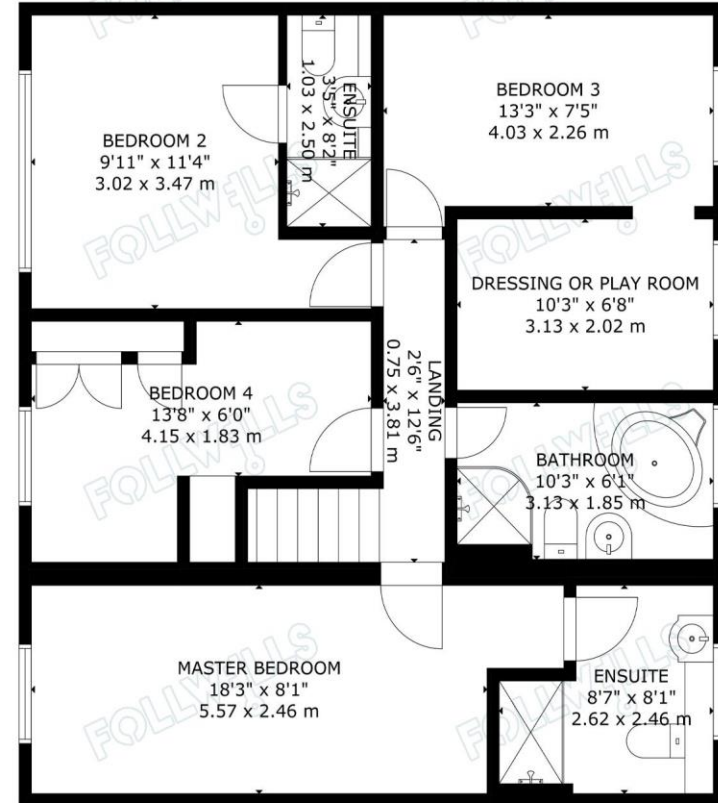
EPC Rating 'C'

Note: The bottom of the driveway also gives access to numbers 9 & 10.

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.



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
 TOTAL: 178 m²/1917 sq.ft
 GROUND FLOOR: 101 m²/1092 sq.ft, FIRST FLOOR: 77 m²/825 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY