

46 Harrowby Drive, Westlands, Newcastle, Staffordshire, ST5 3JT

FOLLOWWELLS



- Three Bedroom Detached Bungalow
- Grounds Extending to Over One Quarter of an Acre
- Dual Access Driveway
- Double Garage
- En Suite to Master Bedroom
- Prime Residential Position
- No Upward Chain

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Offers in Excess of

£450,000

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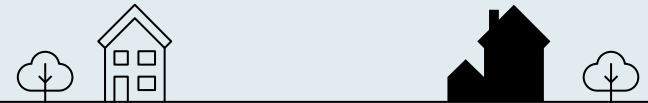


A large detached true bungalow occupying a large garden plot extending to in excess of one quarter of an acre and accessed off a side driveway shared with just four other properties. This much sought after address is in the prime area of the Westlands on the outskirts of Newcastle under Lyme. The property is offered with no upward chain.

The bungalow is entered via a central entrance porch with glazed uPVC entrance door and an internal glazed door through to the reception hall which has a large useful built-in cloaks cupboard. The spacious sitting room has picture window overlooking the rear garden as well as an open fire with quartz hearth. An archway leads through to the dining room which provides access to both the conservatory and the kitchen. The conservatory has a pitched clear glass roof and a door leading out to the rear garden, whilst the kitchen is fitted with a range of cream wall and base units with black quartz worktops. Integrated Bosch appliances include electric double oven and grill, microwave, dishwasher, fridge and freezer as well as four ring gas hob with extractor hood above. There is ample space in the kitchen for a table and chairs, with windows out to the rear and side elevations. The utility has matching units with space and plumbing for two appliances, external door to side and internal access to the double garage.

The master bedroom looks out over the rear garden and benefits from an en suite shower room, whilst the second bedroom is also a good double with built-in wardrobe and fitted drawers and looking out to the front elevation. The third bedroom is currently fitted with office furniture creating an ideal home study. Bedrooms two and three are served by the main bathroom with shower over bath, wash basin and W.C. Finally there is a separate cloakroom/W.C. off the reception hall.





Externally there is a low level brick wall to the frontage and dual access driveway providing easy access/egress. A shaped front lawn sits in the centre of the drive, with mature well stocked shrub borders to the sides. Access leads down both sides of the bungalow to the rear garden which is of an excellent size with shaped lawn, mature well stocked shrub borders planted with a range of specimen shrubs and trees, greenhouse, paved seating areas and ornamental garden pond.

Newcastle town centre is located just over a mile away with all the usual high street amenities, whilst heading south-west from the property you quickly find yourself surrounded by some beautiful countryside and pretty villages. Junction 15 of the M6 is approximately a five minute drive away, with Stoke train station approximately ten minutes away.



IMPORTANT INFORMATION

All Mains Services Connected

Gas Central Heating

uPVC Glazing

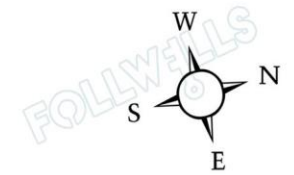
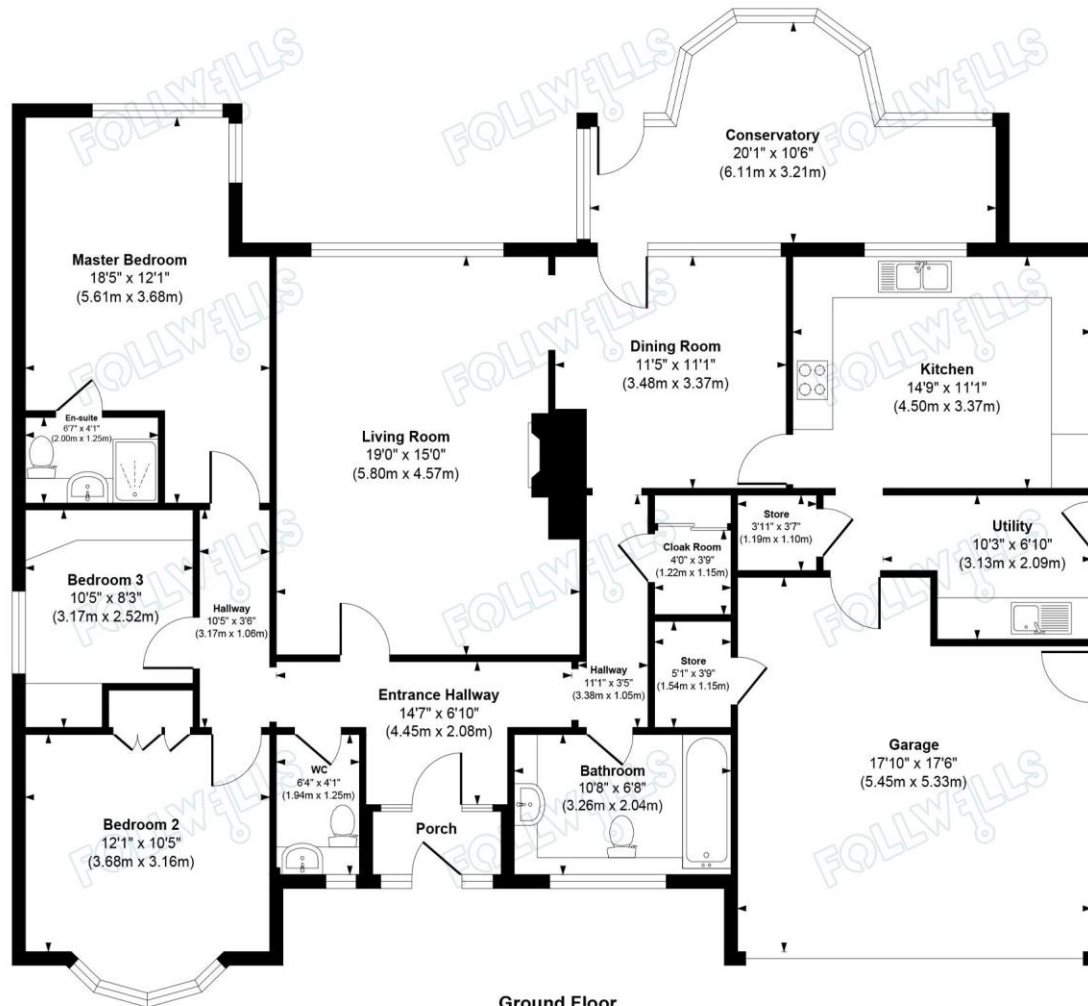
Tenure Freehold

Council Tax Band 'F'

EPC Rating 'D'

Red Ash Report February 2006 1500mg/l (SO4) with membrane. Class 2.

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

Approximate Gross Internal Area
 Main House = 1607 sq. ft / 149.27 sq. m
 Garage = 286 sq. ft / 26.61 sq. m
 Total = 1893 sq. ft / 175.88 sq. m
 Illustration for identification purpose only,
 measurements approximate and not to scale,
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