



FOLLOW LLS

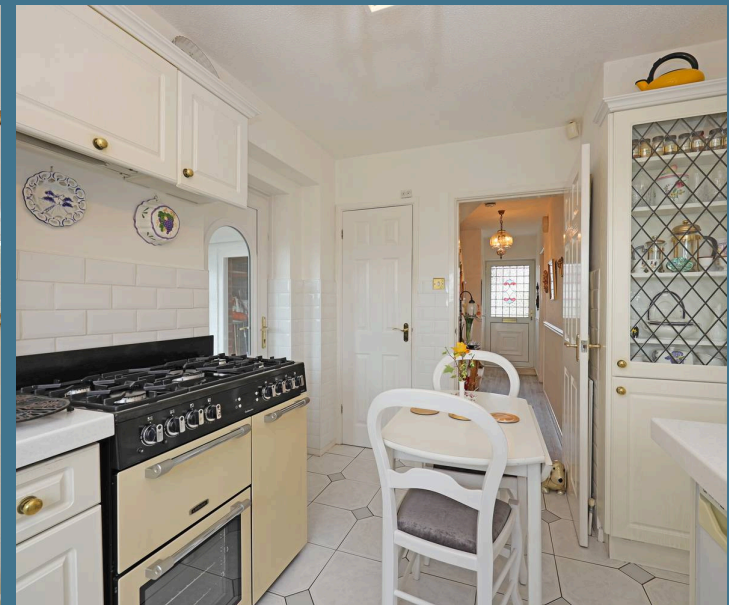
12 Spode Grove, Newcastle - ST5 4HF

Offers in Region of £250,000



A well maintained, three bedroom detached house situated near the top of this quiet cul-de-sac on the popular Westbury Park development. The house was originally designed as four bedrooms but the current owner (and only owner since the property was built) has used the fourth bedroom as an interlinked dressing room to the principle bedroom. This could easily be altered to create a fourth bedroom.

The front door leads into a reception hall with a useful guest WC and stairs leading up to the first floor. A spacious sitting room looks out to the front of the house and features a living flame gas fire with ornate surround. Double doors open into the dining room which over looks the rear garden. These two rooms together create an excellent entertaining space. The kitchen is fitted with wall and base units with Corian work tops and integrated sink. There is a freestanding gas and electric range cooker which has recently been replaced. Finally, a rear porch leads out to the garden but also provides internal access to the single garage which benefits from power/lighting.







To the first floor is a central landing with loft access and airing cupboard. The large principle bedrooms currently has a dressing room and looks out to the front of the house. Bedroom two is a good sized double room with bedroom three a decent single. All bedrooms are served by the family shower room with shower enclosure, WC and wash basin.

Outside is a moulded concrete driveway providing off road parking and leading to the garage. The front garden has a shaped lawn with shrub borders. Access leads down the side of the house to the rear garden which has been very well maintained and enjoys a sunny, Southerly aspect.

The convenient locations gives easy access to local amenities such as the Co-op food store and other shops on Westbury Park while Newcastle town centre is just a couple of miles away. For those needing to get further afield, J15 of the M6 is less than a five minute drive away and there are some beautiful walks nearby at the ever popular Trentham Gardens as well as Hanchurch Hills.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

