



FOLLOWWELLS

14 St. Anthony's Drive, Newcastle - ST5 2JE

Offers Over £300,000

- Detached Cottage Style Property
- Quiet Cul-De-Sac Position
- Off-Road Parking And Garage
- Good Size Garden To Rear
- Convenient And Sought After Residential Location

A charming detached cottage style property enjoying a quiet cul-de-sac position in a most convenient and highly regarded residential location within the Westlands on the outskirts of Newcastle under Lyme. The house occupies a plot which widens to the rear providing a large garden as well as having the benefit of off-road parking and garage. The property is conveniently located close to the Westlands Sports Ground as well as being within easy reach of Newcastle town Centre, Keele University and Royal Stoke University Hospital.

The house is entered via a reception hall having composite entrance door with stairs leading to the first floor. The sitting room stretches from front to back of the house having window to front elevation glazed double doors leading out to the rear garden whilst the kitchen is located at the rear and fitted with an extensive range of units incorporating electric oven and four ring hob with extract hood above. There is a window to side and glazed door leading out to the rear garden.





The dining room is located at the front of the house and we believe there is opportunity to open up the dining room and kitchen, subject to the necessary building regulation approval, which would create a spacious, open plan dining kitchen. The ground floor accommodation is completed with a utility/WC.

To the first floor there are two large double bedrooms each with windows looking out to the side of the house. A third room is ideally suited as a home office looking out to the front. Both bedrooms are served by a well equipped shower room.

The driveway provides ample off-road parking and there is access down both sides of the house leading to the large rear garden which is mainly laid to lawn with ornamental pond' paved seating areas and raised vegetable borders along with greenhouse and garden shed.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



