



FOLLOW  LLS

1 Suffolk Close, Newcastle - ST5 3DB

In Excess of £300,000

- Substantially Extended Three Bedroom Detached House
- Large Plot Within Small Cul-De-Sac
- Various Feature Extensions To The Property
- Generous Reception Space With Additional Family Area
- Feature Master Bedroom And Family Bathroom
- Driveway And Garage Providing Ample Parking
- Landscape Private Rear Garden
- Popular And Convenient Location
- No Upward Sales Chain

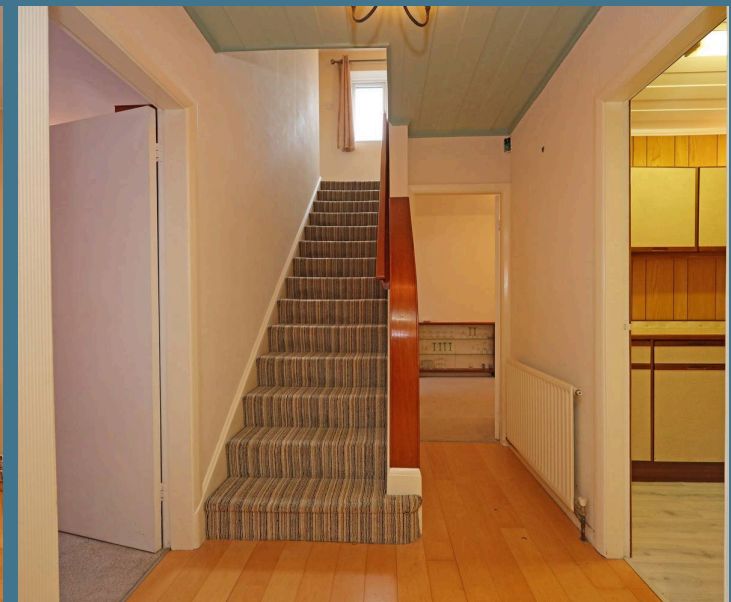
A truly individual detached house having undergone various extension and alteration work over the years. Which has created a unique and impressive living space to include extended hallway with feature wall, two separate spacious receptions comprising large bay fronted lounge and feature extended dining room with family area having partial apex ceiling and overlooking the rear garden. Alterations to the first floor include an extended master bedroom and feature family bathroom.

The property stands on a wider than average plot with private rear garden and dual driveway frontage providing ample parking with integral garage. Located in a small cul-de-sac extremely convenient for town and Royal Stoke Hospital. Attractive green space and local shops are also within a very short walking distance.

Accommodation details: -

Extended entrance hallway with feature curved exposed brick wall and staircase. L shaped kitchen with twin sink, base/wall units and window overlooking the rear garden. Off the kitchen is a side porch with external side access and WC off.

The original front living room has been altered with a large extended bay window having gas fire with mantle, fitted book shelving and glazed double doors lead to the dining area which also has direct access from the hallway.





The dining room features an additional spacious extended family area with partial apex ceiling with skylight and a glazed aspect to three sides to include patio door access and onto the rear garden. From the family area there is a rear utility porch with further rear access and is fitted with a sink, storage units and provision for washing facilities. An internal door gives access to the garage which has partial pitched roof, up and over main door and power connection.

There is further extensive alteration to the first floor with landing area leading to three bedrooms which includes an extended master bedroom having a partial apex ceiling/window and a range of built-in deep wardrobes/store cupboards and fitted furnishings. The second bedroom is also fitted with bedroom furniture. Additionally, the family bathroom has also been extended with further partial apex ceiling and skylight with a feature four piece bathroom suite to include step in bath having central shower tap and separate shower cubicle with mains shower.

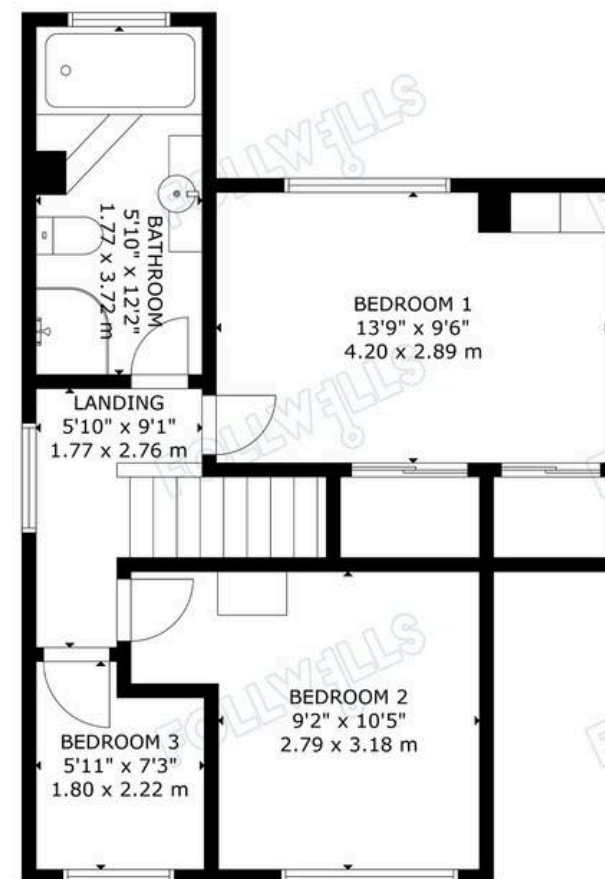
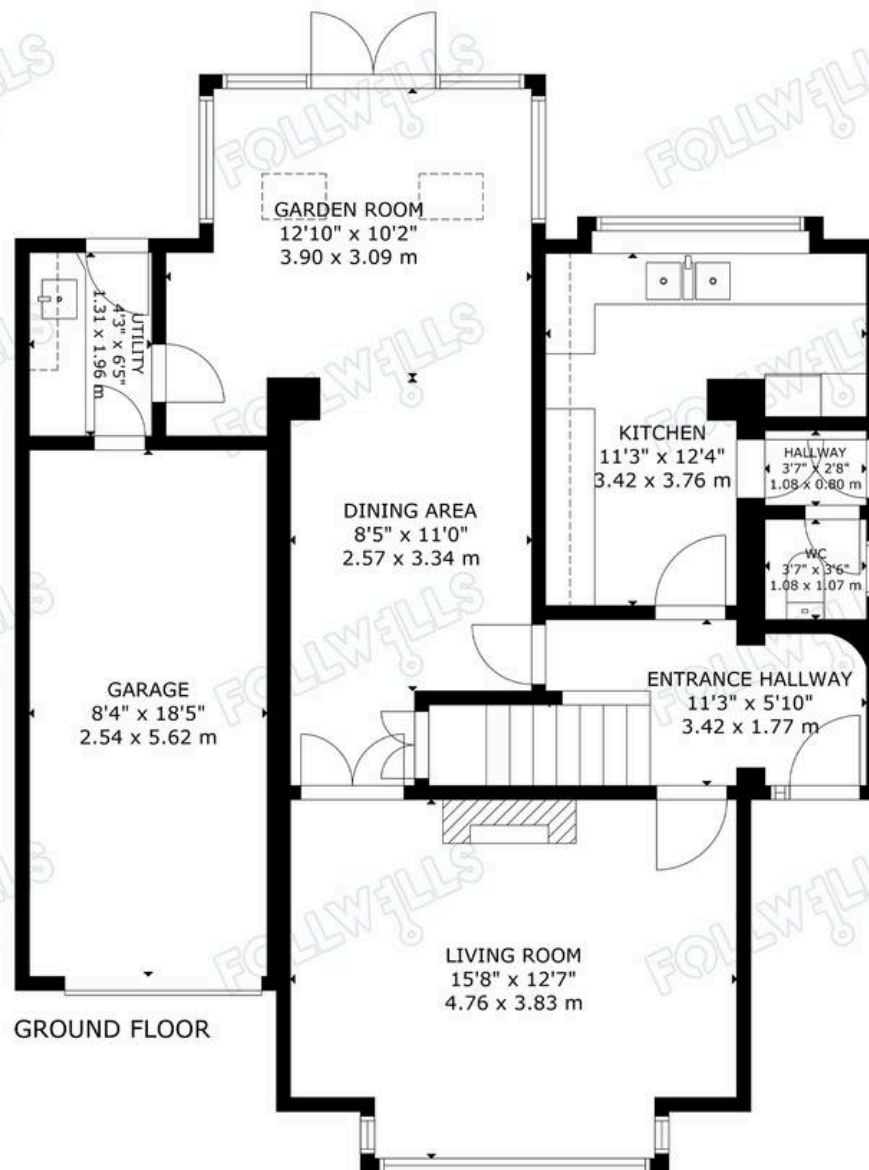
Externally, there are two separate block paved driveways, one leading to the attached garage providing parking for several vehicles. Generous front garden area with assorted shrub beds and small lawn. Access to the side leads to a block paved rear patio and large circular feature pond with steps leading to lawn area and assorted shrub borders providing various privacy screening and a garden shed.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





FOLLWELLS

GROSS INTERNAL AREA
TOTAL: 108 m²/1,157 sq ft
GROUND FLOOR: 65 m²/697 sq ft, FIRST FLOOR: 43 m²/460 sq ft
EXCLUDED AREAS: GARAGE: 14 m²/153 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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