



**7 GENEVA DRIVE, WESTLANDS, NEWCASTLE,
STAFFORDSHIRE, ST5 2QG**

£315,000



STEPHENSON BROWNE

A substantially proportioned detached family residence, impeccably presented throughout and occupying a generous plot in the supremely regarded and very highly sought after Westlands; the perfect long term family home.

Benefitting from a dual aspect, open plan lounge diner on the rear of the home, generously sized with French doors access through to a rear garden conservatory with further doors opening onto the patio. Practical kitchen to the front aspect, hosting a substantial range of wall and base units with work surfaces over, further to a pantry cupboard and additional side access door.

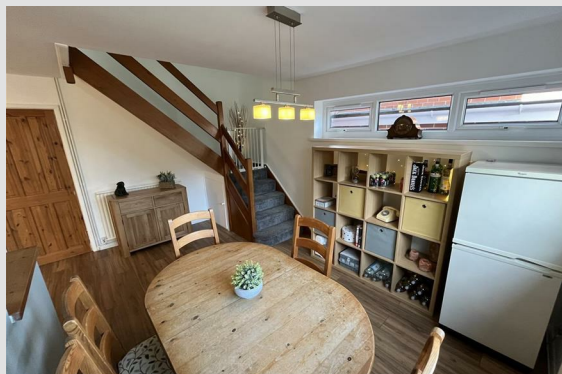
The ground floor of the home is centred by a wide entrance hallway, with feature storm porch opening through via a glazed door, access to all of the principal rooms including a useful downstairs WC, home office/study and a large storage/coat cupboard, which also offers the perfect route for extension and reconfiguration of the kitchen, with open potential for a breakfast dining kitchen in the long term.

Rising to the first floor, there are four very spacious double bedrooms, with each taking its own corner of the home, further to a contemporary high specification, modern fitted three piece bathroom suite, with bespoke rainfall shower head over the bath and additional shower attachment.

To the exterior, the residence is fronted by a block paved driveway suitable for off road parking for several vehicles, in addition to low maintenance paving and gravel to the side. To the side, approached via the driveway, the property benefits from a huge double length garage, with electric rolling door to the front, rear access door, lighting and power.

Fully enclosed, private garden to the rear, laid mostly to lawn and patio with an additional wooden decked area immediately beyond the conservatory. Side access gate opening through to the front elevation.

An absolute must view, contact Stephenson Browne Estate Agents to arrange a viewing appointment.



Entrance Hallway

7'11" x 3'10"

Lounge

14'6" x 9'8"

Dining Area

14'6" x 9'1"

Conservatory

10'7" x 10'3"

Kitchen

13'1" x 8'7"

Pantry

4'5" x 2'0"

Office/Study

7'8" x 4'5"

Downstairs WC

4'5" x 4'1"

Cupboard

4'0" x 3'5"

Landing

11'0" x 2'7"

Bedroom One

14'7" x 9'4"

Bedroom Two

11'0" x 9'2"

Bedroom Three

12'5" x 7'9"

Bedroom Four

11'3" x 7'5"

Bathroom

8'1" x 5'5"

Garage

29'4" x 7'4"

Council Tax and Tenure Information

Council Borough: Newcastle-Under-Lyme

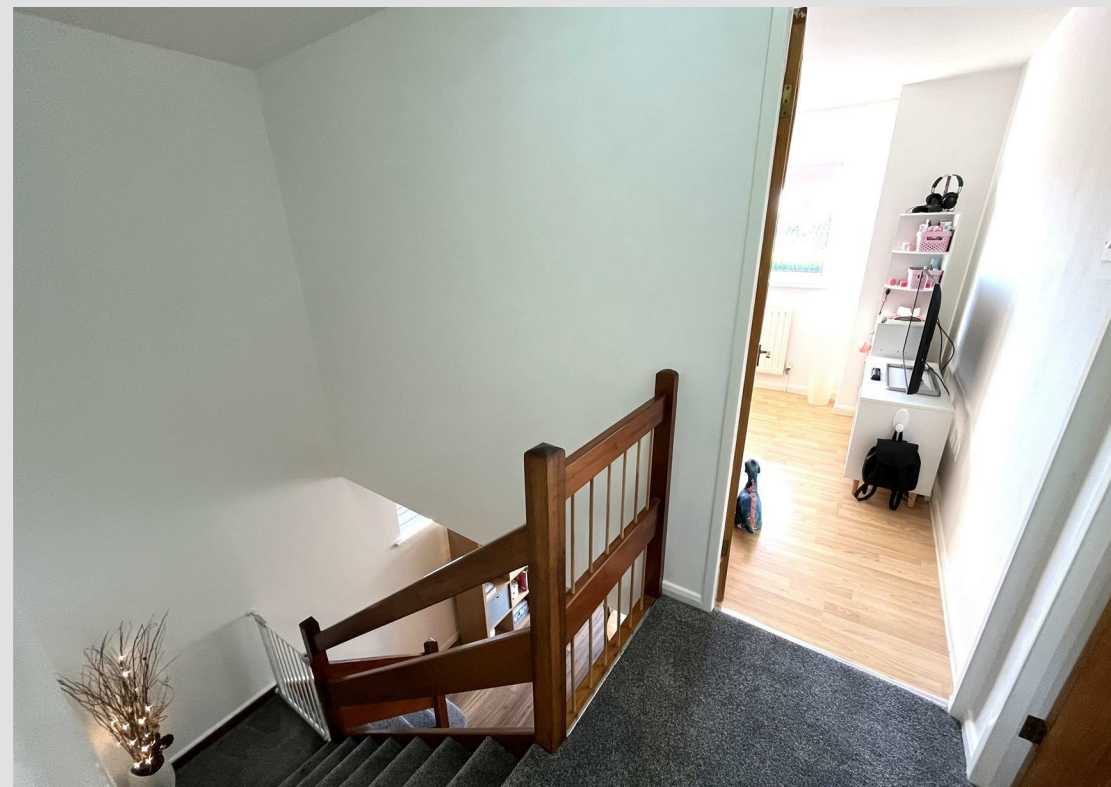
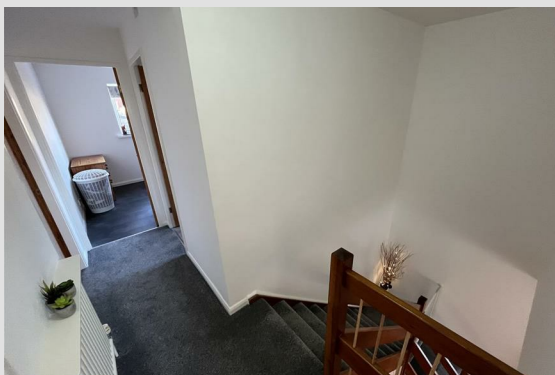
Council Tax Band: D

Tenure: Freehold

Please be aware that this property has been extended, and as part of the permission for extension, it may be subject to a re-evaluation of the council tax banding upon a sale proceeding. Any relevant information will be handled by a conveyancing solicitor and confirmed prior to an exchange of contracts.



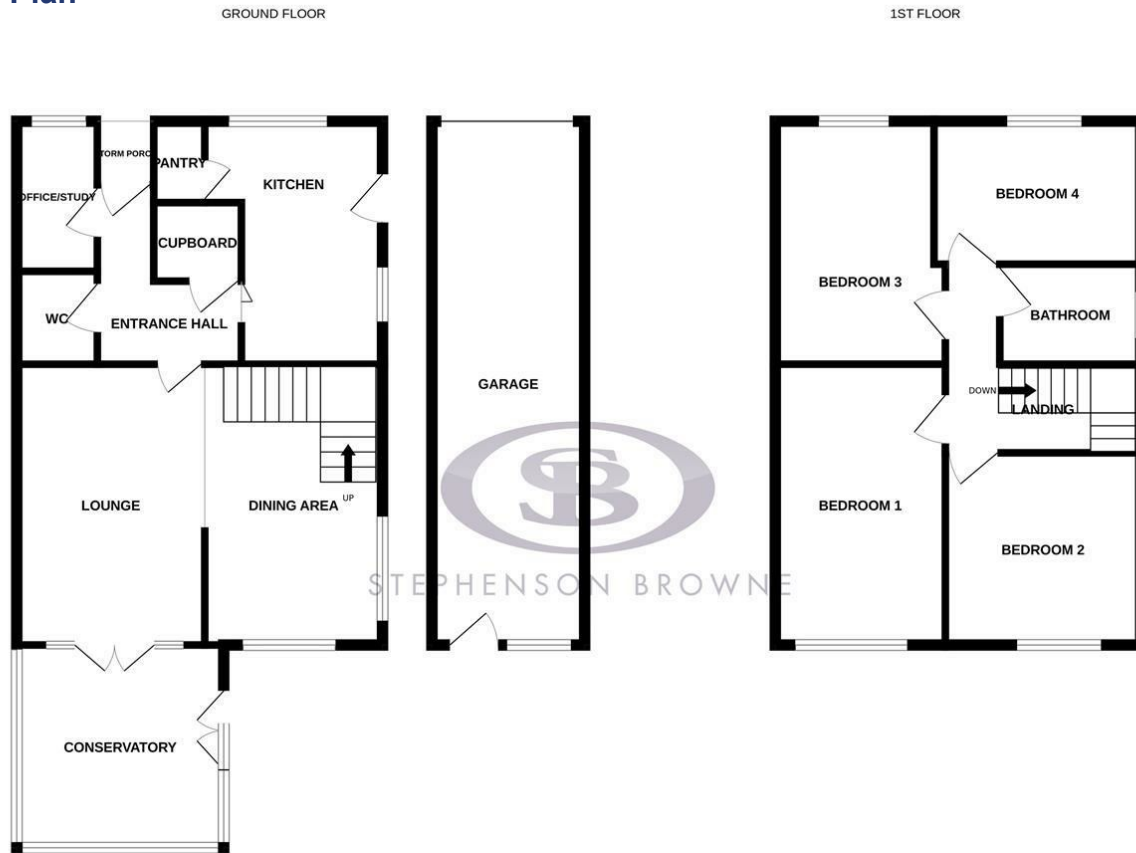
- Well Proportioned Detached Family Residence
- Generous Open Plan Lounge Diner and Rear Aspect Conservatory
- Kitchen with Pantry Cupboard - Well Positioned for Re-Configuration
- Very Useful Downstairs WC and Home Office/Study
- Four Spacious Double Bedrooms Upstairs
- High Specification Contemporary Family Bathroom
- Private Enclosed Garden with Patio and Side Access
- Off Road Driveway Parking and Substantial Double Length Garage
- Highly Sought After Premium Westlands Location
- Perfect for Families - Close to Great Schools







Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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