



12 NAPLES DRIVE, WESTLANDS, NEWCASTLE,
STAFFORDSHIRE, ST5 2QD

£450,000



STEPHENSON BROWNE

Phenomenal presentation throughout, this bespoke detached Westlands family residence is a supreme offering to the market, complete with opulent fixtures and fittings throughout, hosting well configured and generously proportioned extended accommodation with ample parking and a gorgeous rear garden.

Briefly comprising, the residence opens via a separate porch and wide entrance hallway with store cupboard, stairs to the first floor and doors opening through to all of the principal rooms. Large front aspect living room, with high quality window shutters and a feature fireplace.

Incredible open plan breakfast dining kitchen to the rear elevation, complete with a substantial range of high quality wall and base units with quartz work surfaces over, induction hob and extractor, integral ovens, warming drawer and dishwasher. Further dining room area to the side, with additional cupboard space and access into the integral garage, complete with insulated sectional electric garage door. Very useful separate utility room off the kitchen and downstairs WC.

To the upstairs, there are four generously proportioned bedrooms, with the amazing principal suite occupying the entire side aspect, making full use of the available space with a stunning five piece en-suite bathroom and walk-in-wardrobe. Three further bedrooms, all well sized with the secondary bedroom also hosting a large cupboard for extra storage. Modern fitted three piece family bathroom.

Externally, the home is fronted by a substantial block paved driveway which provides off road parking for multiple vehicles, while also being complete with mature shrubbery and low maintenance landscaping. The rear garden is fully enclosed by fenced borders, complete with a plethora of mature shrubbery and plant life, arranged with a mixture of lawn, patio and a large composite decked area, perfect for outdoor relaxation and al fresco dining!

Excellent Westlands Location, highly sought after road.

An absolute must see!



Porch
4'1" x 2'5"

Entrance Hallway
10'8" x 5'5"

Living Room
17'6" x 10'10"

Breakfast/Dining Area
16'1" x 8'3"

Kitchen
16'1" x 8'9"

Dining Room
10'11" x 10'9"

Utility Room
5'6" x 5'4"

Downstairs WC
4'1" x 4'0"

Garage
16'1" x 7'6"

Landing
14'2" x 7'4"

Principal Bedroom Suite
17'0" max 10'11"

Principal Bedroom Walk-In-Wardrobe
7'2" x 5'7"

Principal Bedroom En-Suite
10'11" x 6'1"

Bedroom Two
11'9" max x 10'9"

Bedroom Three
10'9" x 7'10"

Bedroom Four
11'3" x 6'5"

Family Bathroom
9'1" x 5'6"

Council Tax and Tenure Information
Council Borough: Newcastle-Under-Lyme
Council Tax Band: D
Tenure: Freehold



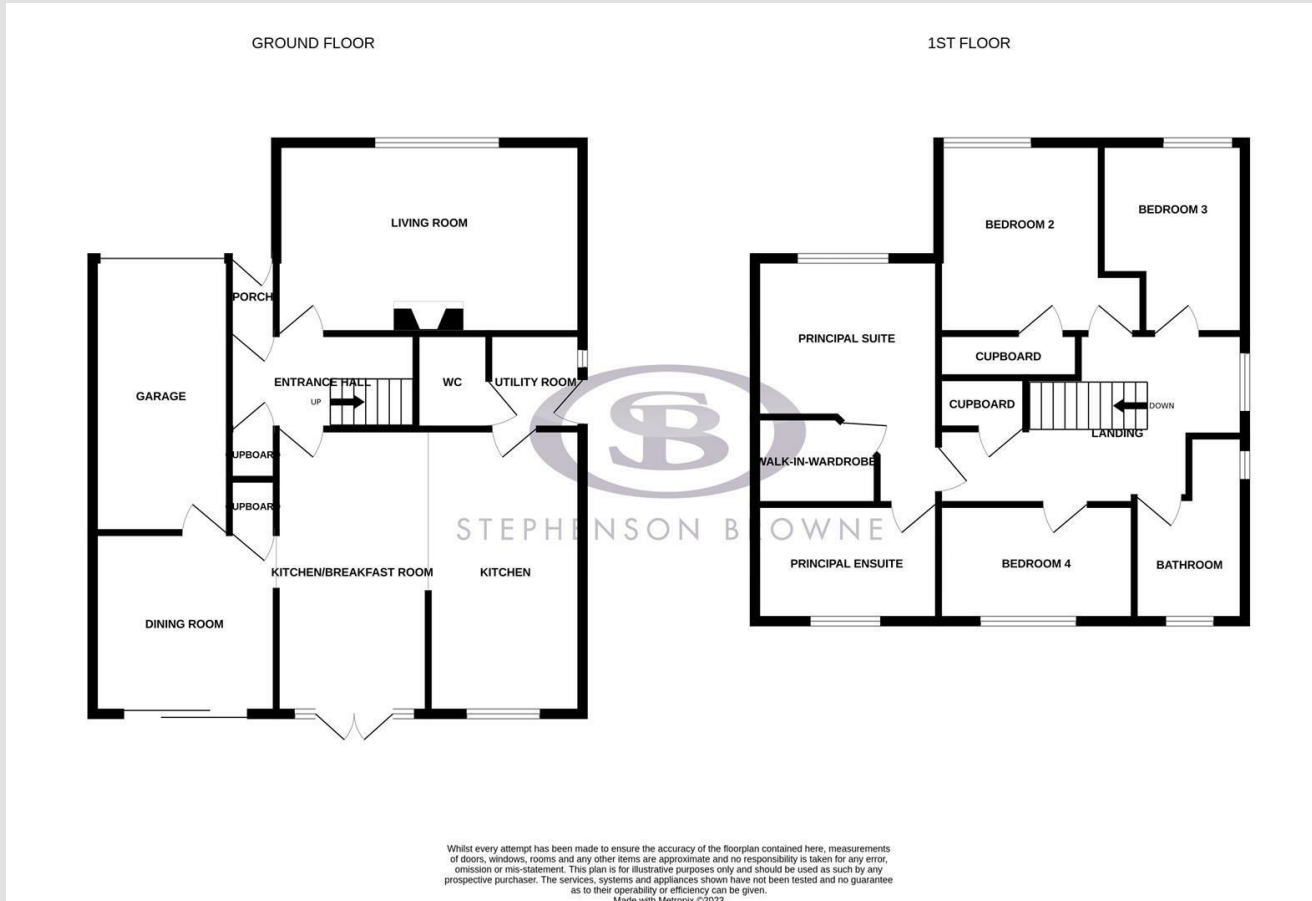
- Premium Bespoke Detached Family Residence
- Supreme Specification and Immaculate Presentation Throughout
- Spacious Living Room with Window Shutters
- Incredible Open Plan High-Specification Kitchen Diner with Breakfast Bar
- Downstairs WC and Separate Utility Room
- Four Generously Proportioned Bedrooms and Three Piece Family Bathroom
- Incredible Principal Bedroom Suite with Five Piece En-Suite and Walk-In-Wardrobe
- Ample Driveway Parking for Several Vehicles and Single Integrated Garage
- Gorgeous Private Rear Garden with Fully Enclosed Borders and Outbuilding with Light and Power
- Highly Regarded and Sought After Westlands Location







Floor Plan



Area Map



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		69	78
	EU Directive 2002/91/EC		EU Directive 2002/91/EC
England & Wales		England & Wales	

Viewing

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

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