



7 Longclough Road

ST5 7SW

Offers In The Region Of £292,500



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STEPHENSON BROWNE

Superb family home - Excellent presentation throughout and nestled into a quiet cul-de-sac location. This generously proportioned four bedroom detached residence is well configured and boasts modern fixtures and fittings throughout.

Opening with a wide entrance hallway with doors to all of the principal rooms, stairs to upstairs and an internal door to the garage. High specification modern front aspect kitchen with bay window, range of wall and base units with worktops over, all of excellent quality. Large rear aspect lounge, further to an extra sitting room at the side, and an extended dining room with skylight windows and patio doors leading onto the garden. All can be configured to suit a range of needs and make the best use of three reception rooms. Separate downstairs WC and under-stairs cupboard.

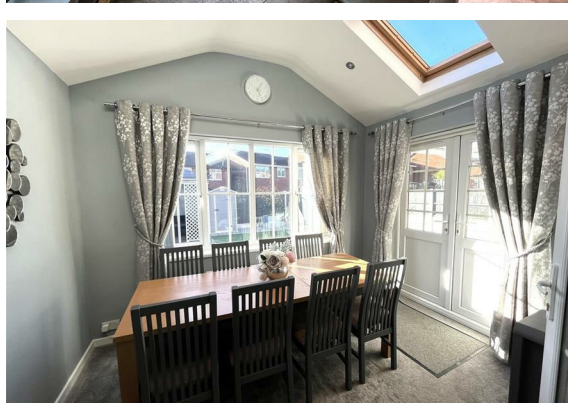
To the first floor, there are four double bedrooms, all of excellent proportions, with the principal bedroom boasting a large set of mirrored wardrobes and a three piece en-suite shower room. Fitted wardrobes also in place in Bedroom Three (rear left), further to a modern three piece family bathroom.

Externally, the home is fronted by a wide tarmac driveway with block paved outline, providing off road parking for several vehicles, further to an integrated single garage with electric roller door, also well presented and offering an ideal space for storage and recreation, perhaps an indoor gym or games room.

Spacious private enclosed rear garden, laid with high quality block paving, patio slabs, gravel and astro-turf, making the area supremely low maintenance and perfect for relaxation and al fresco dining. Covered canopy area to the rear and gazebo seating area.

An absolute must see!

Council Borough: Newcastle-Under-Lyme
Council Tax Band: C
Tenure: Freehold



Kitchen

12'7" x 8'7"

Sitting Room

10'10" x 8'8"

Living Room

14'5" x 12'0"

Dining Room

10'11" x 8'5"

Downstairs WC

4'8" x 3'1"

Entrance Hallway

13'11" x 5'8"

Landing

6'11" x 6'4"

Bedroom One

11'8" . 11'8"

Bedroom One En-Suite

5'8" x 5'0"

Bedroom Two

12'8" x 8'6"

Bedroom Three

12'11" x 8'5"

Bedroom Four

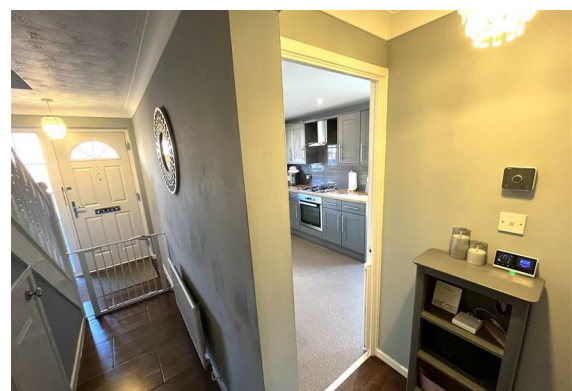
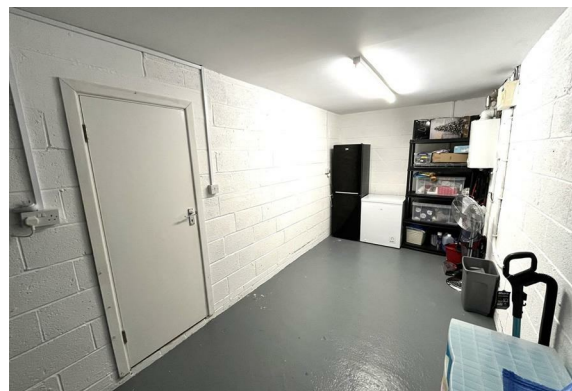
10'3" x 8'5"

Bathroom

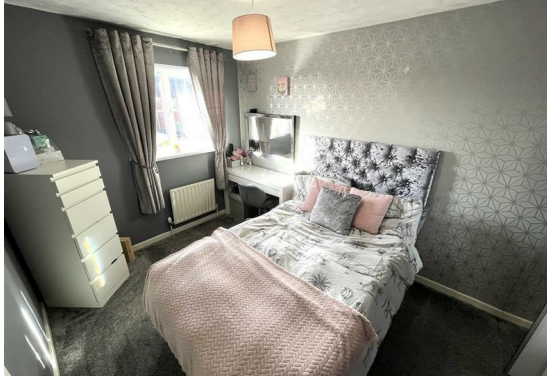
7'6" x 6'3"

Garage

16'4" x 8'1"



- Generous Detached Residence
- Three Reception Rooms
- High Quality Modern Fitted Kitchen
- Downstairs WC
- Single Garage with Electric Roller Door
- Four Spacious Bedrooms
- Family Bathroom and En-Suite Shower Room
- Off Road Driveway Parking
- Private Enclosed Rear Garden
- Cul-De-Sac Waterhayes Location





Floor Plan

GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1347 sq.ft. (125.2 sq.m.) approx.

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 | | | |
| 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-Under-Lyme Office on 01782 625734 if you would like to arrange a viewing appointment or require any further information.

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