



## 4 Hadleigh Close

ST5 4LD

Offers Over £210,000



2



1



2



B



STEPHENSON BROWNE

A modern, tastefully presented and generously proportioned two bedroom detached home in the highly sought after locality of Westbury Park, tucked away in a quiet-cul-sac while remaining close to all of the local amenities and transport links.

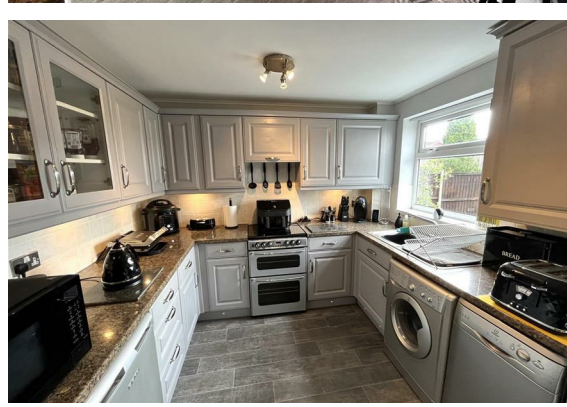
Briefly comprising, the home features a well sized bay fronted living room to the front aspect, with a modern fitted open plan kitchen diner at the rear complete with a range of wall and base units, further to a conservatory on the rear most aspect that takes full advantage of the private rear garden. Two bedrooms to the upstairs, both with integral wardrobe spaces and a high specification modern fitted three piece shower room.

To the exterior, the home is fronted by driveway parking and a front garden space with a mixture of mature plants and shrubs. Single garage space to the side with front and rear access. Private enclosed rear garden, laid to mixture of lawn and decking with stepping stones, fully enclosed by fenced borders and very well presented.

The property also hosts the unique benefits of owned solar panels and a hardwired CCTV camera security system.

Perfect first time buy or downsizing opportunity.

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



**Entrance Hall**

3'6" x 3'5"

**Living Room**

13'1" x 12'11" max

**Kitchen Diner**

12'11" x 8'9"

**Conservatory**

9'4" x 5'1"

**Landing**

6'3" x 5'10"

**Bedroom One**

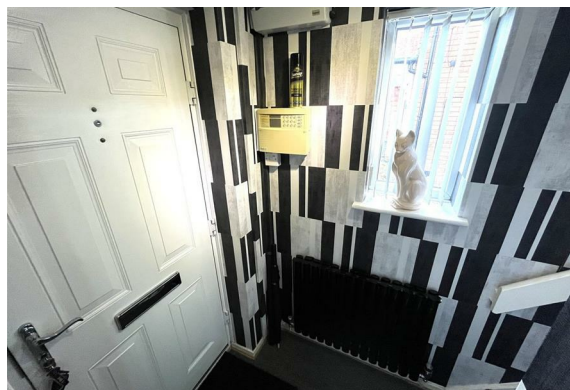
12'9" x 9'0"

**Bedroom Two**

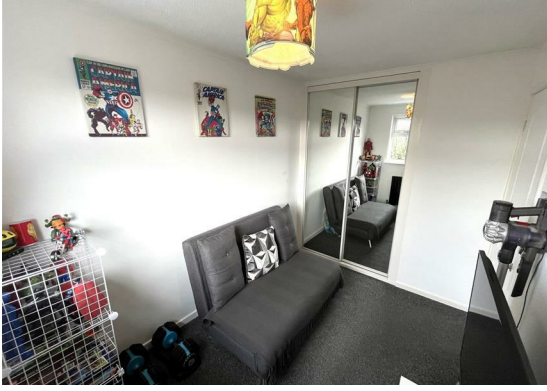
8'9" x 6'4"

**Shower Room**

5'8" x 5'8"

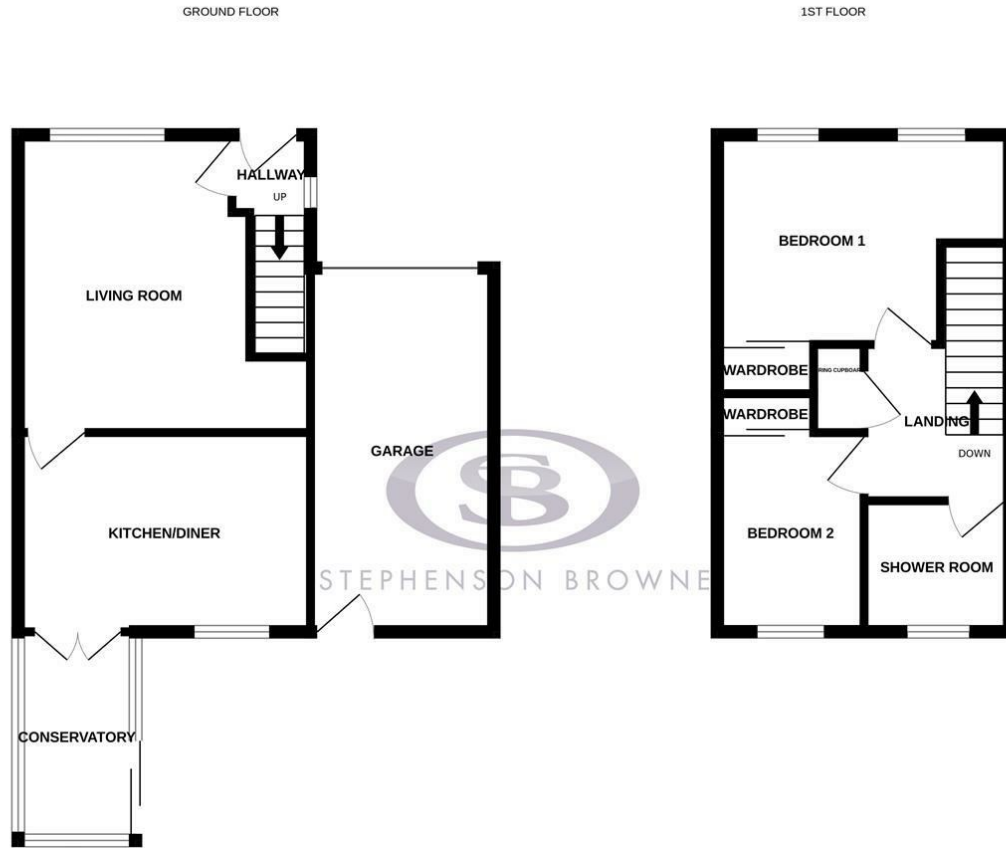


- Detached House
- Two Bedrooms
- Bay-Fronted Living Room and Conservatory
- Modern Kitchen Diner
- High Spec Shower Room
- CCTV and Solar Panels
- Driveway Parking and Garage
- Private Enclosed Garden
- Cul-De-Sac Location
- Great First Time Buy or Downsize





# 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. Made with Metropix ©2024

# 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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