



4 Hadleigh Close

ST5 4LD

Asking Price £204,995



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

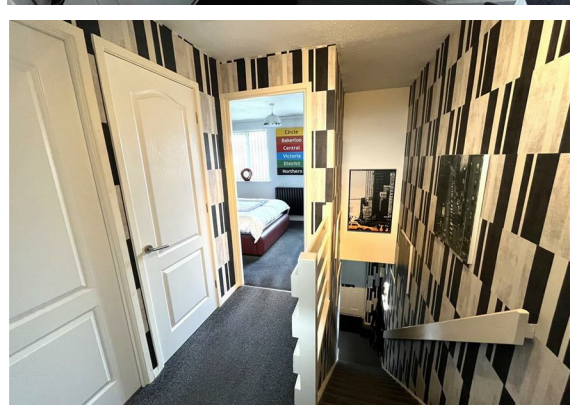
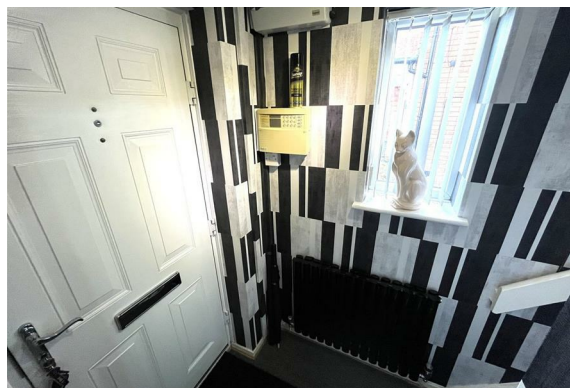
12'9" x 9'0"

Bedroom Two

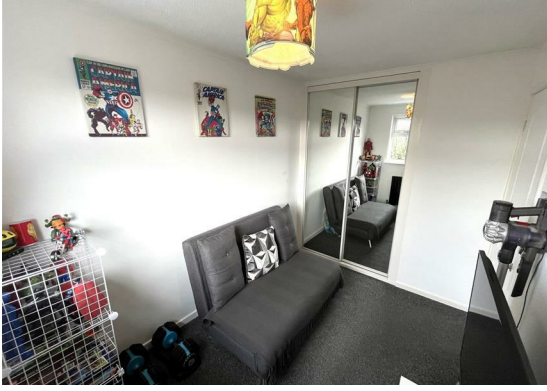
8'9" x 6'4"

Shower Room

5'8" x 5'8"

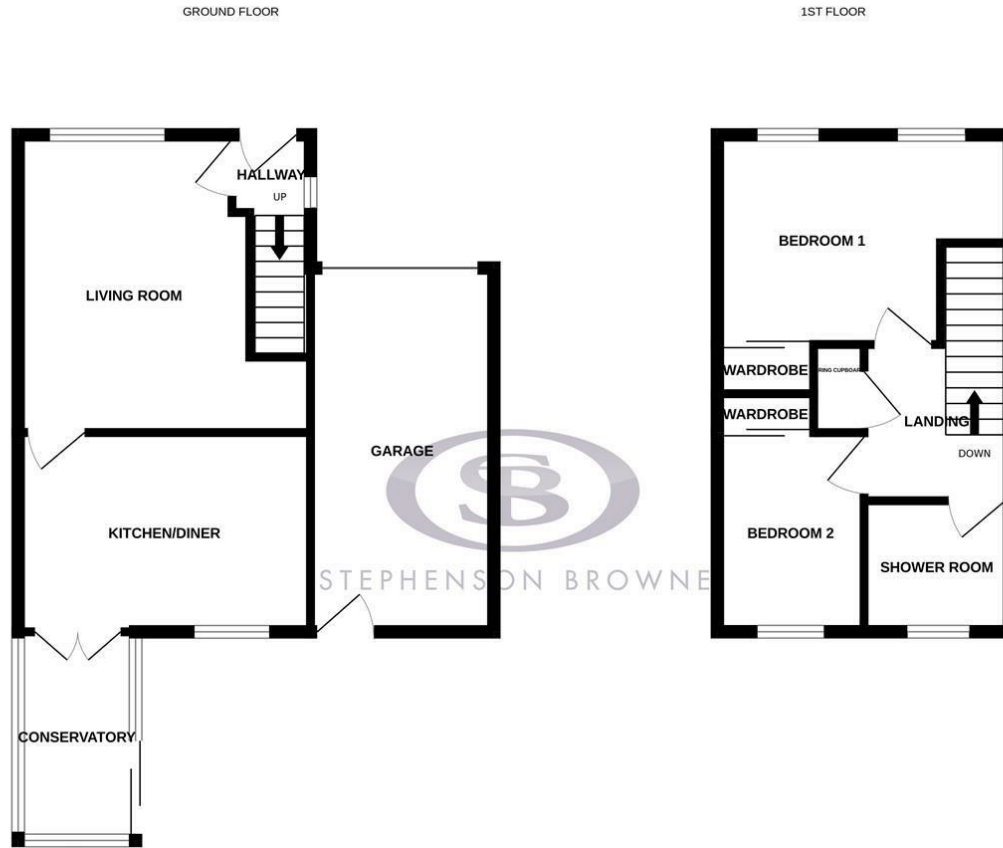


- Detached House
- Two Bedrooms
- Bay-Fronted Living Room and Conservatory
- Modern Kitchen Diner
- High Spec Shower Room
- CCTV and Solar Panels
- Driveway Parking and Garage
- Private Enclosed Garden
- Cul-De-Sac Location
- Great First Time Buy or Downsize





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.
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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	84	87

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.

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 be 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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