



**3 LAKESIDE CLOSE, BALDWINS GATE, NEWCASTLE,  
STAFFORSHIRE, ST5 5LH**

**O.I.R.O £550,000**

A beautifully presented, elegant detached family home occupying a generous position and being within the highly regarded village of Baldwins Gate. Hosting spacious proportions throughout with versatile accommodation that can be configured to suit a variety of lifestyles.

Opening with a wide, welcoming entrance hallway offering access to all of the principal rooms and stairs rising to the first floor. Substantial dual aspect lounge with stunning modern fireplace, further to a sun lounge on the rear most accessed with direct access onto the garden. Spacious dining room and rear aspect conservatory. High specification modern fitted kitchen, including an extensive range of wall and base units with quartz work surfaces over, electric double oven, gas cooking hob with extractor over, dishwasher, and wine fridge. Utility room to the side aspect with washer dryer, also providing independent external access. Front aspect study and useful separate downstairs WC.

To the first floor, there are four generously sized double bedrooms and a modern three piece family bathroom. The principal bedroom suite on the rear elevation is incredibly well configured to incorporate a spacious dressing area with fitted wardrobes and a four piece ensuite bathroom. The secondary bedroom also hosts cupboard spaces and a three piece ensuite shower room. Two further double rooms, both with wardrobe spaces.

Externally, the home is fronted by a mature front garden with hedged boundaries and accessed via beautiful paved porcelain tile walkways, driveway parking to the side aspect, further to a large detached double garage and electric car charger. Gorgeous rear garden, laid mostly to lawn with a well sized patio area, complete with beautiful porcelain tile paving and borders. The garden also benefits from mature tree coverage and fully enclosed fenced borders.

An absolute must see, a truly fantastic home.



**Living Room**  
22'0" x 12'8"

**Entrance Hallway**  
15'10" max x 7'4" max

**Downstairs WC**  
7'1" x 2'8"

**Study**  
9'2" x 8'1"

**Utility Room**  
6'2" x 5'6"

**Kitchen**  
17'2" max x 9'8"

**Dining Room**  
11'5" x 10'1"

**Sun Room**  
11'1" x 8'8"

**Conservatory**  
11'7" x 11'2"

**Landing**  
18'2" x 7'0"

**Bedroom One**  
21'11" max length 11'2" x 8'9"

**Bedroom One Dressing Area**  
11'2" x 10'5"

**Bedroom One En-Suite**  
10'11" x 8'1"

**Bedroom Two**  
12'0" x 9'9"

**Bedroom Two En-Suite**  
7'11" x 5'8"

**Bedroom Three**  
9'8" x 9'3"

**Bedroom Four**  
10'2" x 7'1"

**Family Bathroom**  
7'3" x 6'7"

**Council Tax and Tenure Information**

Council Borough: Newcastle-Under-Lyme

Council Tax Band: G

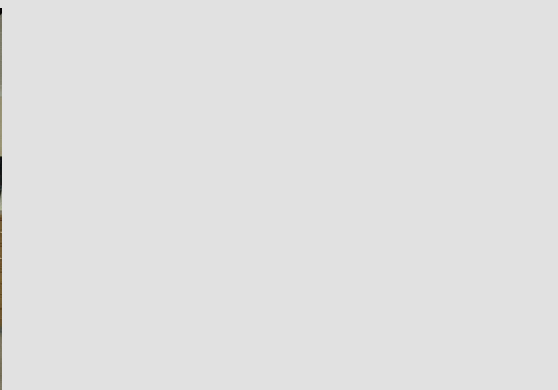
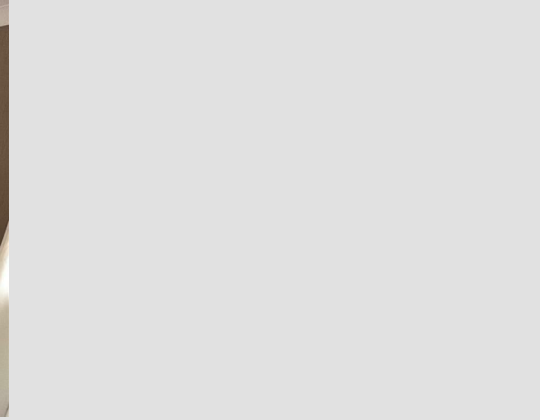
Tenure: Freehold

Estate Management Charge: Approximately £350 per annum. Charged by the Baldwin's Gate Management Company, of which owners have a share, for maintenance of the lake and surrounding areas.



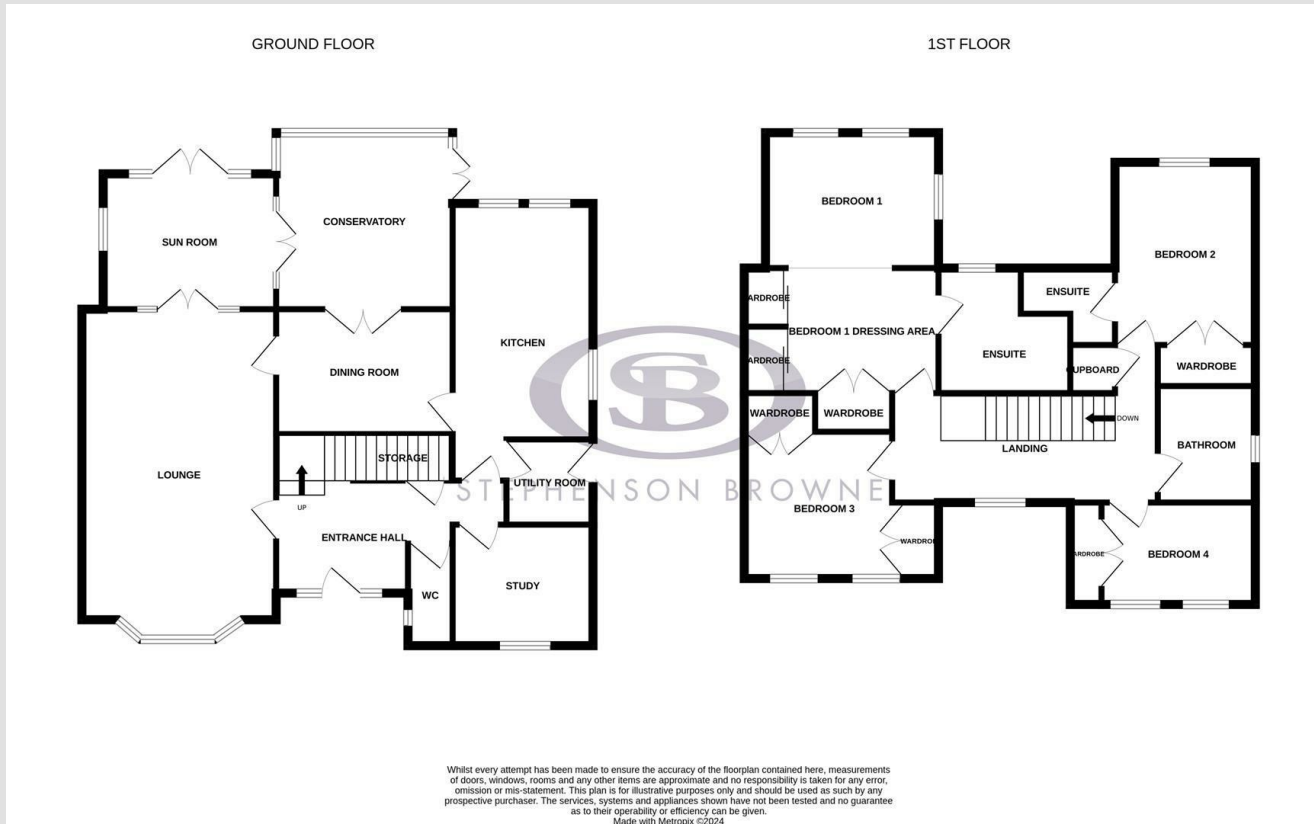
- Executive Detached Family Residence
- Generous Proportions and Excellent Presentation Throughout
- Four Spacious Double Bedrooms
- Three/Four Reception Rooms including Substantial Dual Aspect Lounge
- High Specification Contemporary Kitchen and Utility Room
- Two En-Suites, Family Bathroom and Downstairs WC
- Ample Driveway Parking, Electric Car Charger and Detached Double Garage
- Private Enclosed Rear Garden and Porcelain Tiled Patio
- Beautifully Presented Front Garden with Hedged Borders
- Highly Sought After Baldwins Gate Location







## Floor Plan



## Area Map



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions
		67	
		79	
England & Wales	EU Directive 2002/91/EC		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.

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