



**Fairfields Clayton Road**

ST5 4DH

**O.I.R.O £450,000**



4



2



2



D



STEPHENSON BROWNE

Welcome to Fairfield's, Clayton Road, Newcastle - a charming location for this delightful detached three/four-bedroom bungalow. Situated on a substantial plot within a private development of just two properties, this house offers a sense of exclusivity and tranquillity.

As you step inside, you are greeted by an entrance hall, large dual aspect lounge with wood burning fire and sliding doors, a separate dining room with doors leading to the sun room which over looks the beautiful gardens.

The spacious fitted Kitchen also enjoys views over the private garden and there is also a separate handy utility room.

The property boasts three well-appointed double bedrooms, providing ample space for a growing family or visiting guests. With two bathrooms, one of which is an ensuite to the master bedroom. Additionally, there is an extra room to the rear of the property, offering versatility as a home office, annex for guests, or even a fourth bedroom.

This bonus space adds to the appeal and functionality of this already impressive bungalow.

One of the highlights of this property is the large driveway, allowing parking for multiple vehicles, along with a double garage for those who require extra storage space.

The stunning, well established, private gardens surrounding the property provide a peaceful retreat where you can unwind and enjoy the outdoors.

Don't miss out on the opportunity to make this house your home, where you can enjoy the best of both indoor and outdoor living in a sought-after location.

Conveniently located close to a variety of amenities within a short distance and junction 15 on the M6 Motorway network also just a short drive away.

Council Borough: Newcastle-Under-Lyme

Council Tax Band: F

Tenure: Freehold



**Entrance Hall**

**Lounge**

17'10" x 16'4"

**Dining Room**

16'7" x 10'0"

**Conservatory**

12'4" x 7'2"

**Kitchen**

12'7" x 9'10"

**Bathroom**

8'8" x 7'5"

**W.C**

**Family Room/Annex/**

23'0" x 9'10"

**Bedroom One**

13'6" x 13'1"

**En - Suite**

**Bedroom Two**

13'7" x 9'5"

**Bedroom Three**

13'7" x 9'10"

**Rear Lobby**

**Garage**

21'1" x 16'10"

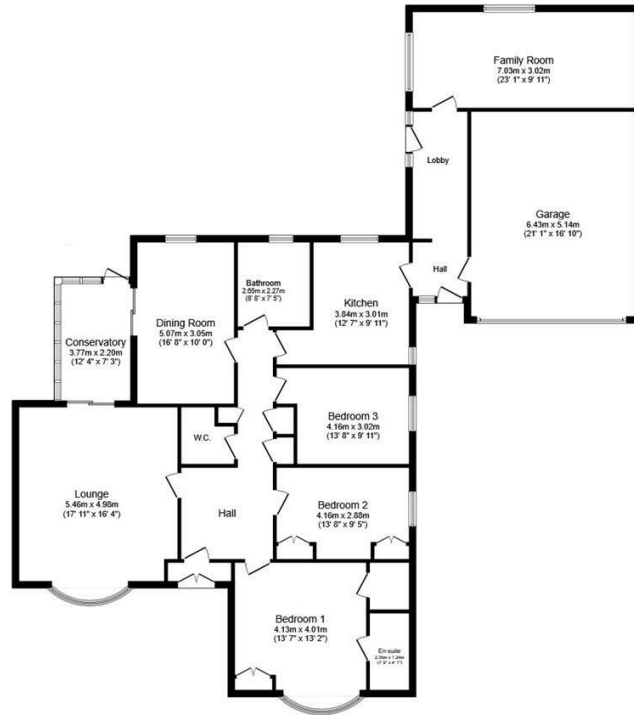


- Stunning Detached Bungalow
- Three/Four Bedrooms
- Three reception rooms
- Two Bathrooms
- Home office/ Annex/Fourth Bedroom
- Private driveway
- Double Garage
- Beautiful Gardens
- Substantial Plot
- No Upward Chain





## Floor Plan



Total floor area 206.5 sq.m. (2,223 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## 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	78

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.

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

56 Merrial Street, Newcastle Under Lyme, Staffordshire, ST5 2AW  
 Telephone: 01782 625734 Email: [newcastle@stephensonbrowne.co.uk](mailto:newcastle@stephensonbrowne.co.uk) Website: [www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)