



5 Cressing Place

ST5 5FJ

£610,000



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STEPHENSON BROWNE

A magnificent and contemporary styled detached residence, situated in the highly desirable Keele location in Newcastle Under Lyme.

This property is finished to a high specification throughout, offering supremely well configured accommodation and also benefits from planning permission for a double storey extension enabling the opportunity to extend further and making this a perfect home for the discerning buyer!

The residence opens through to a welcoming entrance hallway which leads to all principal rooms.

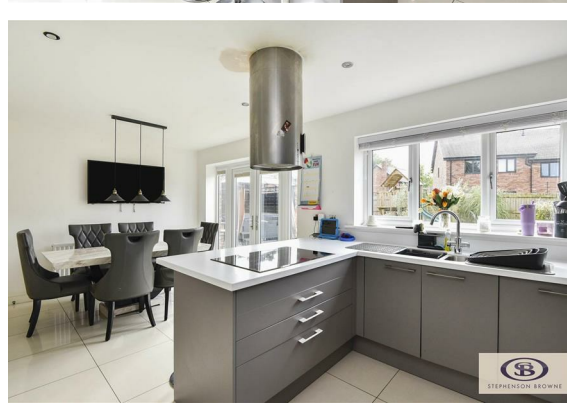
At the rear aspect, the home hosts a beautiful, open plan kitchen/dining room, fitted with high specification wall and base cupboard and drawers, with a central kitchen island that also offers breakfast dining space with French Doors allowing natural light to grace the home and lead out onto the rear garden and patio space. The downstairs WC is also accessed just off the kitchen and the utility room which furthers access to the integrated double garage. The generously proportioned lounge also offers French Doors that lead onto the garden and patio.

This property also boasts two further reception rooms that can be used for a variety of uses such as a home office, snug, playroom, separate lounge or dining room offering versatile space and options for family living.

Leading to the first floor via the glass walled staircase, you will find five spacious bedrooms, all of which are double in proportion with two of the bedrooms hosting an ensuite shower room. There is also a separate three piece fitted family bathroom suite.

The impressive, large rear garden has been crafted with a patio seating area, decked area, lawn and separate Astro-turf lawned area offering a space for all to enjoy! There is also ample driveway parking to the front and a side aspect double garage.

Full planning permission permitted for a proposed second storey side extension and single storey rear extension & Summerhouse Planning Ref - 23/00055/FUL - Newcastle-Under-Lyme Borough Council



Ground Floor

Entrance Hall

Family Room

18'6" x 11'10"

Dining Room

11'3" x 10'6"

Lounge

17'1" x 14'7"

Kitchen/Dining Room

20'1" x 10'11"

W.C

Utility Room

6'11" x 6'1"

Integral Garage

18'10" x 18'3"

First Floor

Landing

Bedroom One

15'9" x 13'10"

Bedroom Two

12'5" x 10'3"

Ensuite

Bedroom Three

11'2" x 10'3"

Ensuite

Bedroom Four

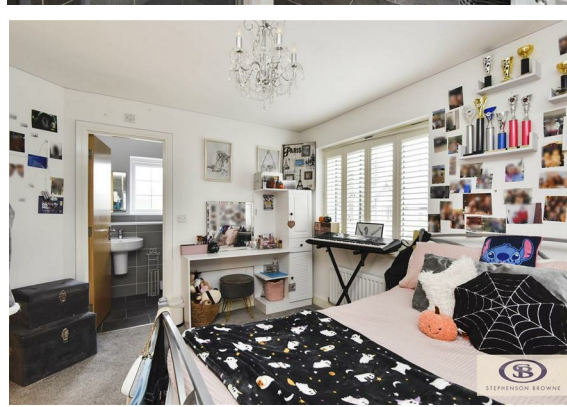
11'2" x 9'10"

Bedroom Five

11'2" x 7'8"

Bathroom

8'8" x 6'5"



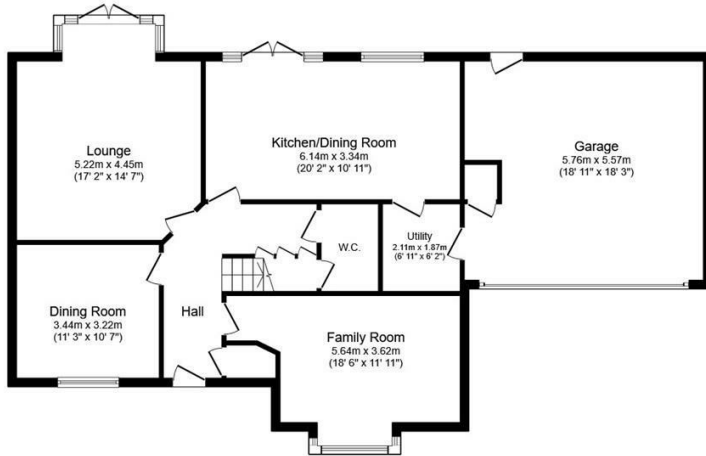
- Supreme Family Detached Residence
- Three Reception Rooms
- Five Bedrooms
- Two Ensuities
- Family Bathroom Suite
- Downstairs W.C
- Fitted Kitchen/Dining Room
- Utility Room
- Double Garage, Driveway & Large Rear Garden
- Full Planning Permission for Double Storey Extension & Summerhouse





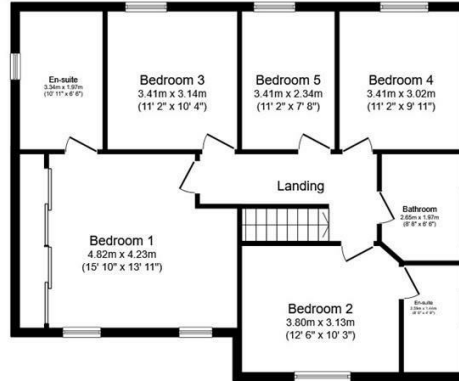
STEPHENSON BROS

Floor Plan



Ground Floor

Floor area 120.3 m² (1,295 sq.ft.) approx



First Floor

Floor area 87.4 m² (940 sq.ft.) approx

Total floor area 207.7 m² (2,235 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

Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(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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