



## 1 Hatherton Close

ST5 7SN

**Offers In The Region Of £310,000**



4



2



2



C



STEPHENSON BROWNE



Welcome to this delightful detached family home located on the sought-after Hatherton Close in Newcastle. This modern residence offers a perfect blend of comfort and style, making it an ideal choice for families seeking a spacious and inviting environment.

On entering the home you are greeted with a bright hallway, you will find a large lounge that serves as a wonderful space for relaxation and entertainment. The separate kitchen and dining room create a functional layout, perfect for family meals and gatherings. Additionally, a convenient downstairs w.c. enhances the practicality of the home.

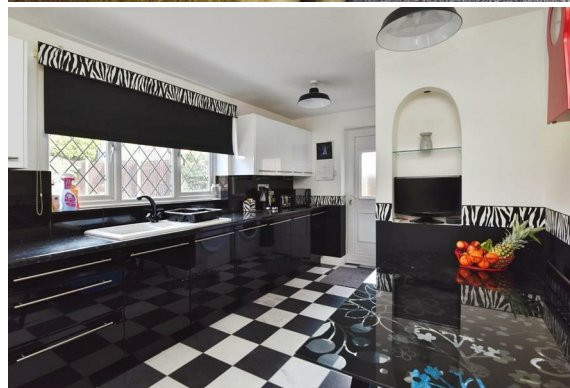
Upstairs the property boasts four well-proportioned bedrooms, ensuring ample space for family members or guests. One of the bedrooms features an ensuite bathroom, and three of the bedrooms benefit from fitted wardrobes. The family bathroom suite serves the remaining rooms, catering to all your needs.

Outside, the property is complemented by a good-sized driveway leading to a garage, offering ample parking space. The front, side, and particularly the large rear garden provide a fantastic outdoor area for children to play, gardening enthusiasts, or simply enjoying the fresh air.

This modern family home on Hatherton Close is not just a house; it is a place where memories can be made. With its generous living spaces and excellent location, it presents a wonderful opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this charming property your new home.

Call Stephenson Browne to arrange a viewing appointment.

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





**Ground Floor**

**Entrance Hall**

**Lounge**

17'10" x 11'6"

**Dining Room**

10'4" x 9'3"

**Kitchen/Utility**

15'9" x 9'3"

**W.C**

**Garage**

**First Floor**

**Landing**

**Airing Cupbaord**

**Bedroom One**

11'8" x 11'2"

**En-suite**

8'4" x 5'10"

**Bedroom Two**

13'2" x 8'6"

**Bedroom Three**

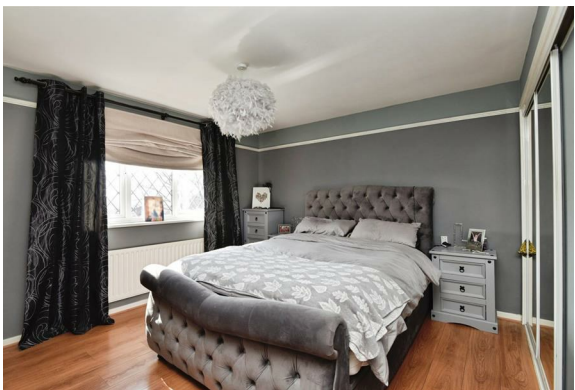
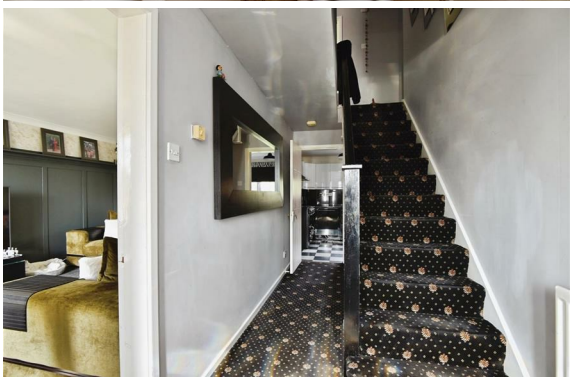
11'2" x 9'1"

**Bedroom Four**

8'5" x 7'6"

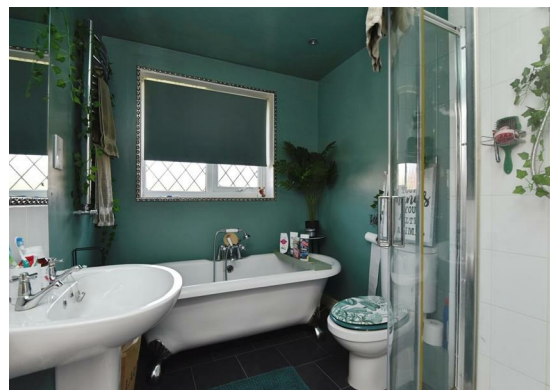
**Bathroom**

7'11" x 6'6"



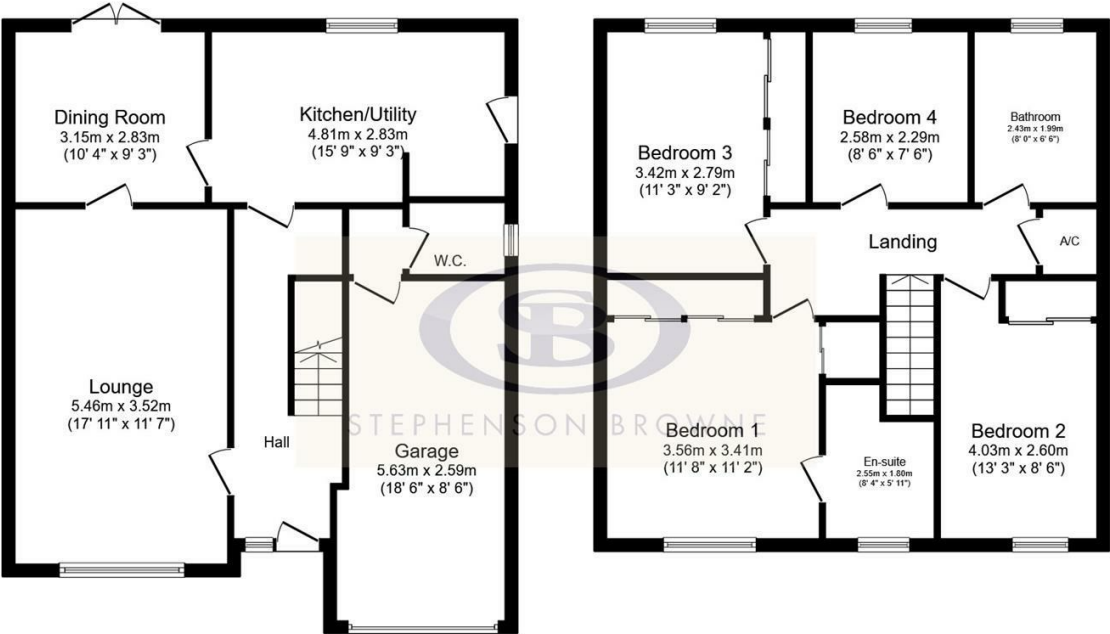


- Detached Family Residence
- Well Presented Throughout
- Four Bedrooms
- Downstairs W.C
- Spacious Lounge
- Dining Room
- Fitted Kitchen
- Ensuite & Fitted Wardrobes
- Garage & Driveway
- Attractive Front, Side & Rear Garden





Floor Plan



Ground Floor

Floor area 72.9 m<sup>2</sup> (785 sq.ft.) approx

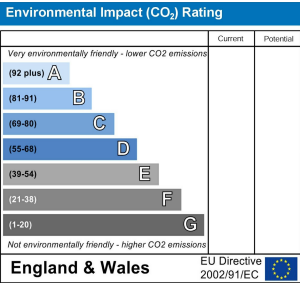
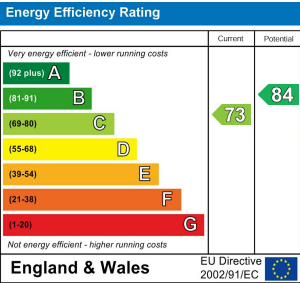
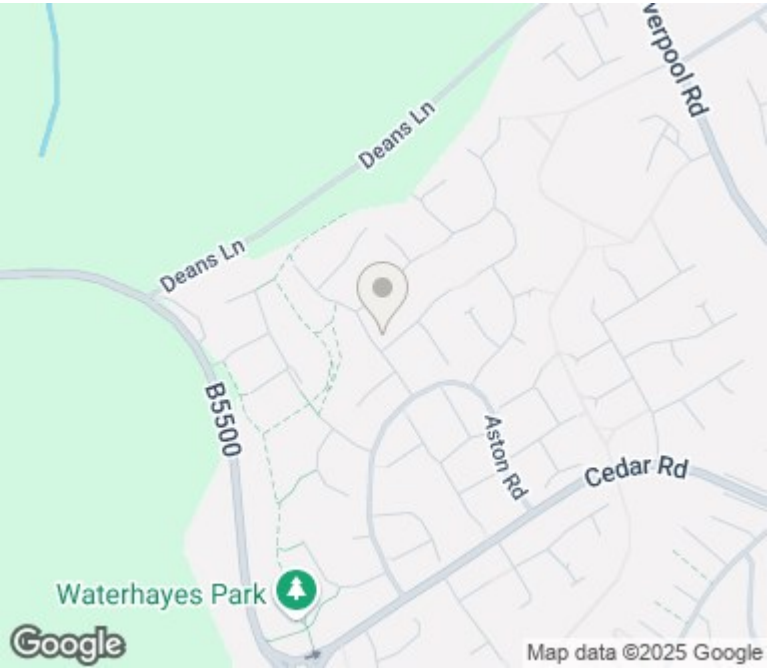
First Floor

Floor area 68.0 m<sup>2</sup> (732 sq.ft.) approx

Total floor area 141.0 m<sup>2</sup> (1,518 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



Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require 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