



**49 SUTTON AVENUE, SILVERDALE, NEWCASTLE,
STAFFORDSHIRE, ST5 6TA**

OFFERS OVER £350,000

Occupying a supremely desirable corner plot and elevated position overlooking green open space, this executive detached four bedroom residence is the perfect long term family home and is enviably located on the sought after Heritage Park development.

The property opens with a large entrance hallway that provides access to all of the principal rooms and stairs to the first floor, together with a storage cupboard. Generous side aspect lounge with large bay window. Downstairs WC off the hallway. High specification newly fitted breakfast dining kitchen, hosting a comprehensive range of high quality wall and base units with work surfaces over and integral appliances. Bespoke log burner in the dining kitchen and a clever understairs recess. Extended side aspect utility room with additional downstairs WC and access doors to both sides of the home.

To the first floor, there are four well sized bedrooms, all of which maximize usage of the space by including fitted cupboards/wardrobes. The principal bedroom hosts dual aspect windows with open green views to the front and a three piece en-suite shower room. High specification three piece fitted family bathroom.

Externally, the residence occupies a huge plot that wraps around all sides of the home, with dual driveways at the front providing parking for several vehicles, further to a spacious detached single garage. Incredible landscaped garden to the side and rear, benefitting from the elevated position of the home and being of easy routine maintenance, laid to a mixture of patio paving, wooden decking and lawn. The garden and outside cabin have been lovingly maintained and the current owners have invested a lot of money and time in creating a supreme outdoor space to be enjoyed all year round.

The property is beautifully presented throughout, ready for a new owner to move in and call home.

An absolute must view to fully appreciate.



Entrance Hallway
13'1" x 5'6"

Downstairs WC
5'6" x 3'10"

Lounge
14'9" x 14'2"

Kitchen Breakfast Diner
21'0" x 12'4"

Utility Room
27'0" x 6'0"

Landing
15'10" max x 12'0" max

Bedroom One
16'11" max x 12'7"

Bedroom One En-Suite
6'8" x 5'0"

Bedroom Two
10'5" x 9'7"

Bedroom Three
11'2" x 8'3"

Bedroom Four
8'1" x 6'1"

Bathroom
6'8" x 5'10"

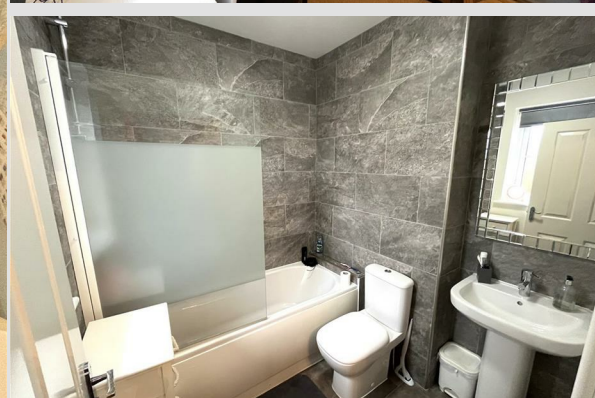
Garage
18'0" x 10'5"



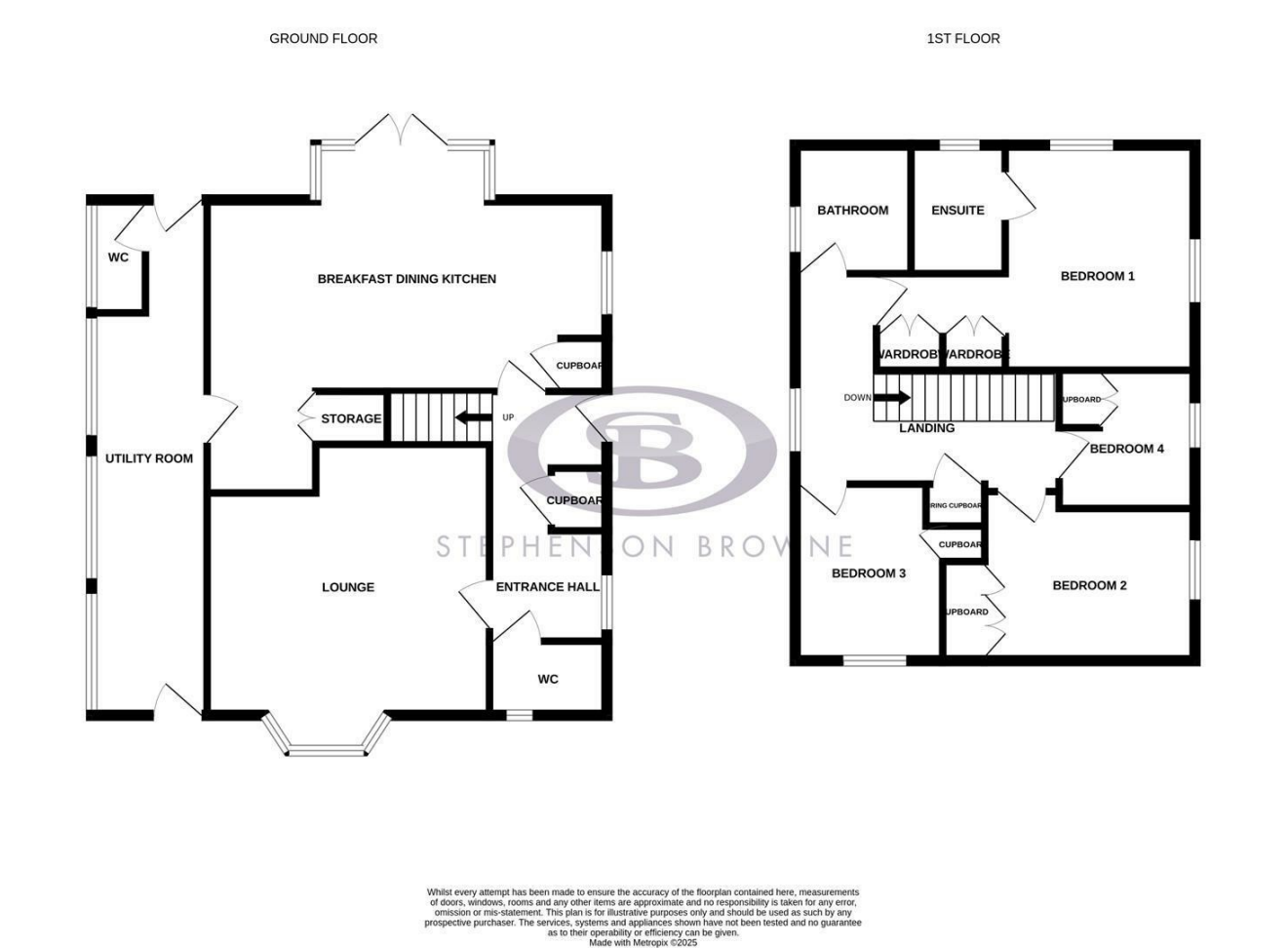
- Premium Detached Family Residence
- Bespoke Elevated Position with Enormous Plot
- Gorgeous Newly Fitted Bespoke Kitchen
- Extension hosting Utility Room and Additional WC
- Generous Bay Fronted Lounge
- Four Well Sized Bedrooms
- Principal Bedroom En-Suite and Dressing Area with Wardrobes
- Driveway Parking For Several Vehicles and Detached Garage
- Fully Enclosed Rear/Side Garden with Incredible Landscaping
- Highly Sought After Heritage Park Development







Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	81	
(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 Office on 01782 625734 if you wish to arrange a viewing appointment for this property or require further information.

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