



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

OFFERS IN EXCESS OF £335,000

Nestled in the highly sought-after location of Sutton Avenue, within the Heritage Park development in Silverdale, Newcastle under Lyme. this contemporary detached family home offers a perfect blend of modern living and comfort.

With spacious accommodation throughout, the property features a welcoming entrance hallway and bay fronted lounge. The high specification kitchen is a true highlight, boasting an instant hot water tap, elegant quartz worktops and breakfast bar, integrated appliances including a fridge/freezer, dishwasher, and electric oven, complemented by a ceramic induction hob. This well-designed space has been extended by its current owners and flows seamlessly into a stunning open-plan family room, ideal for both relaxation and entertaining. Additionally, a separate utility room and downstairs W.C. enhances the practicality of this beautiful home.

The property comprises of four well sized bedrooms, with the master bedroom benefiting from an ensuite shower room for added convenience. The majority of the bedrooms also offer fitted wardrobes/cupboards catering for storage needs. A well-appointed three piece family bathroom suite serves the remaining bedrooms, ensuring ample facilities for family and guests.

Externally, the property boasts an idyllic spot over looking open green space and park views to the front and side aspect. Featuring a detached garage and driveway equipped with an electric car charging point, catering to modern needs. The enclosed rear garden/patio area provides a private outdoor space to enjoy.

This home is further enhanced by eco-friendly hot water solar panels and Nest smart thermostats, promoting energy efficiency and comfort. With its prime location and exceptional features, this property is an ideal choice for families seeking a contemporary lifestyle in a desirable area.

Don't miss the opportunity to make this stunning house your new home!

Council Borough: Newcastle Under Lyme
Council Tax Band: D
Tenure: Freehold



Entrance Hallway

13'0" x 5'6"

Kitchen Diner

20'7" x 12'0"

Kitchen Dining Family Area

18'0" x 10'0"

Utility Room

5'8" x 5'8"

Downstairs WC

5'6" x 3'10"

Living Room

15'1" max into bay x 14'4" max

Landing

13'3" max x 12'1" max

Bedroom One

12'3" x 9'4"

Bedroom One Dressing Area

6'6" x 3'4"

Bedroom One En-Suite

6'3" x 4'1"

Bedroom Two

11'3" x 8'3"

Bedroom Three

10'6" x 9'8"

Bedroom Four

8'0" x 6'2"

Bathroom

6'3" x 6'3"

Garage

18'6" x 9'8"



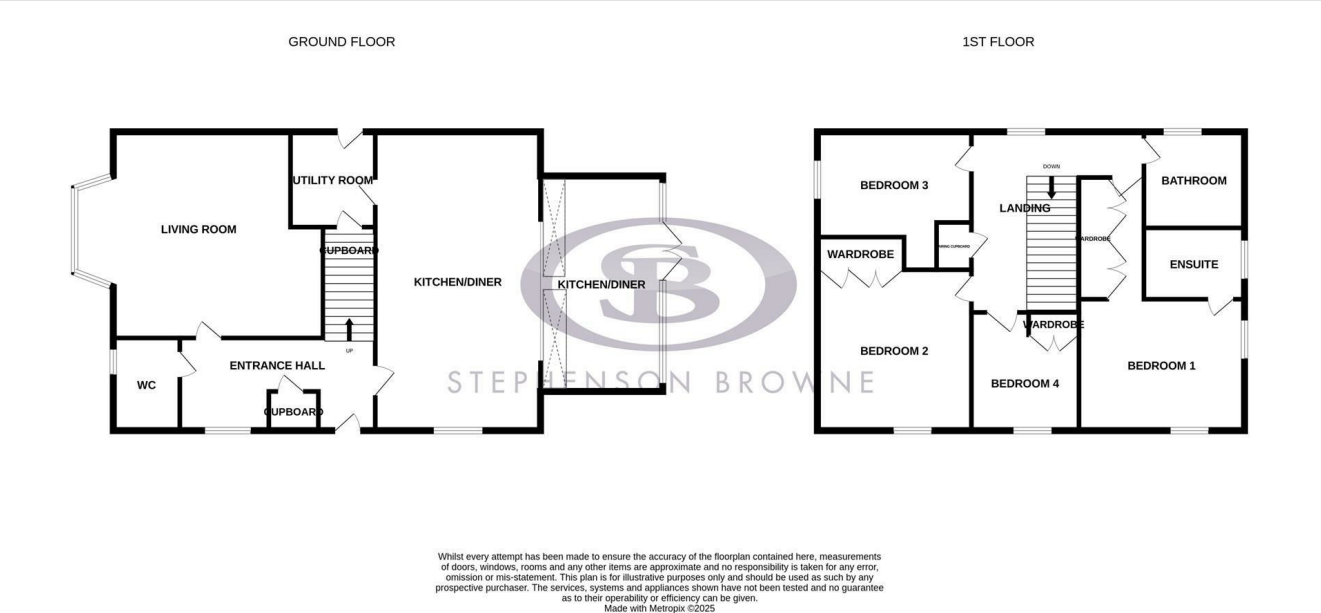
- Premium Detached Family Home
- Immaculate Presentation Throughout
- Gorgeous Bespoke Kitchen with Extension
- Utility Room and Downstairs WC
- Bay Fronted Living Room
- Four Well Appointed Bedrooms
- Principal Bedroom Suite with En-Suite Shower Room
- Driveway Parking and Detached Garage
- Private Enclosed Low Maintenance Garden
- Gorgeous Corner Plot with Open Views







Floor Plan



Area Map



Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment for this property 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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B	81		(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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