

SIDMOUTH

AVENUE

THE BEECHES



WELCOME

“Contemporary design set across three storeys of a luxurious home, fringed by the ancient oak trees of Brampton Park.”

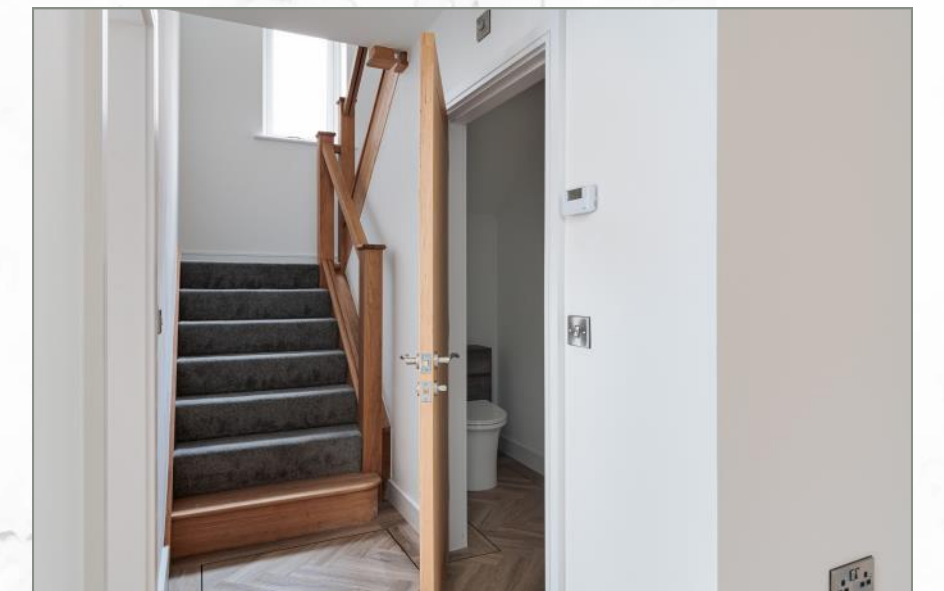
Nestled on the highly sought after Sidmouth Avenue in Newcastle-under-Lyme, this three-storey home lies across from the open, green spaces of Brampton Park. Enjoy walking trails, a multi-activity play area, a sensory garden and the Brampton Museum.



SLEEK CONTEMPORARY DESIGN

Inside the property, its sleek, contemporary design and striking architectural features set it apart. No stone has been left unturned when it comes to the aesthetics and you can expect to find high-end appliances, beautiful Karndean flooring and plush carpets, adding to the luxurious feel.

Head along the immaculately paved driveway, where there's parking space for two cars as well as a garage with an electric door, to access the property via the main entrance hall. Leading off from the hallway is an internal door to the garage, a lounge, WC and a kitchen/family area. On the left, enter the lounge through a solid oak door, an airy space with large, panelled glass windows framing the front elevation. This cosy area makes a fabulous hideaway in the winter months where you can unwind with a good film and enjoy restful family time.





FAMILY TIME

Cross the entrance hall into the kitchen, a stylish hub where an elegant Karndean flooring complements pale olive green units and a central island complete with quartz worktops, integrated appliances, such as a fridge, freezer, double oven, plate warmer, washing machine, dryer and induction hob. The instant hot water tap comes in useful during those busy mornings when you need to prepare your coffee on the hop.

The family room is flooded with light from bi-folding glass doors and French doors that open onto the rear garden. From the family area, which is large enough to house both a good-sized dining table and a large sofa, step onto the raised composite decking, complete with inset LED lighting that illuminates the garden and glistens in the surrounding foliage. Hugged by a glass balustrade, the patio is a peaceful spot for soaking up the sounds of nature with your favourite tippie or morning coffee.





ROMANTIC CHARM

Return to the entrance hall to access the first floor via the oak the stairway. From the landing, take a left to enter the family bathroom, which boasts dual sinks, a freestanding bath and marbled style tiles – a sumptuous retreat for taking time out for a spot of pampering.

To the rear of the first floor, bedroom two lures you into its charms with its French doors that open to a romantic Juliet balcony overlooking the pretty woodland trees. Bedroom three faces the front elevation and features large windows that invite the morning rays to fill the space.



MASTER SUITE

Further along the landing is the piece de resistance, the master bedroom, which will impress even the most discerning buyer with its walk-in wardrobe, ensuite shower room and French windows looking onto the rear garden.

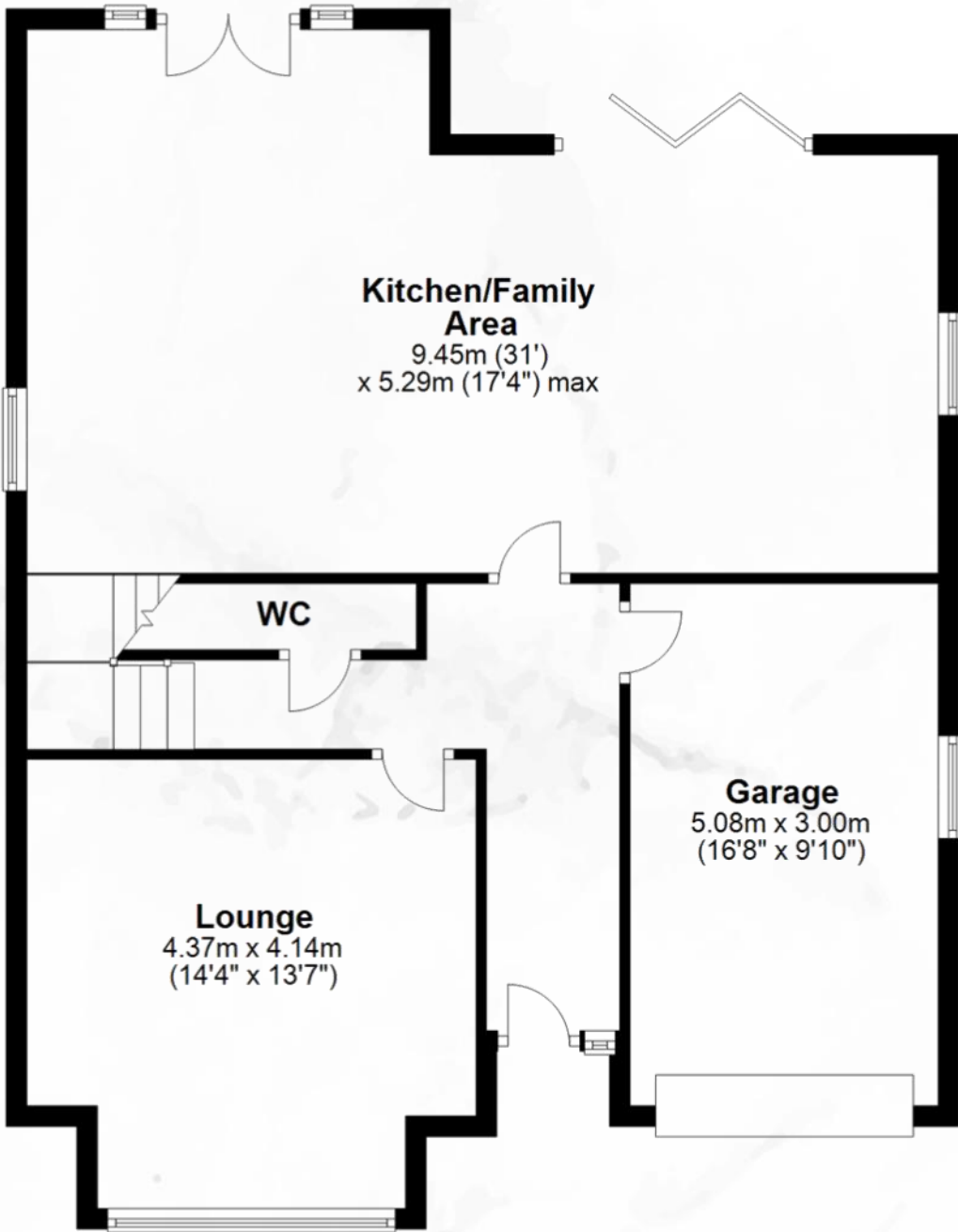




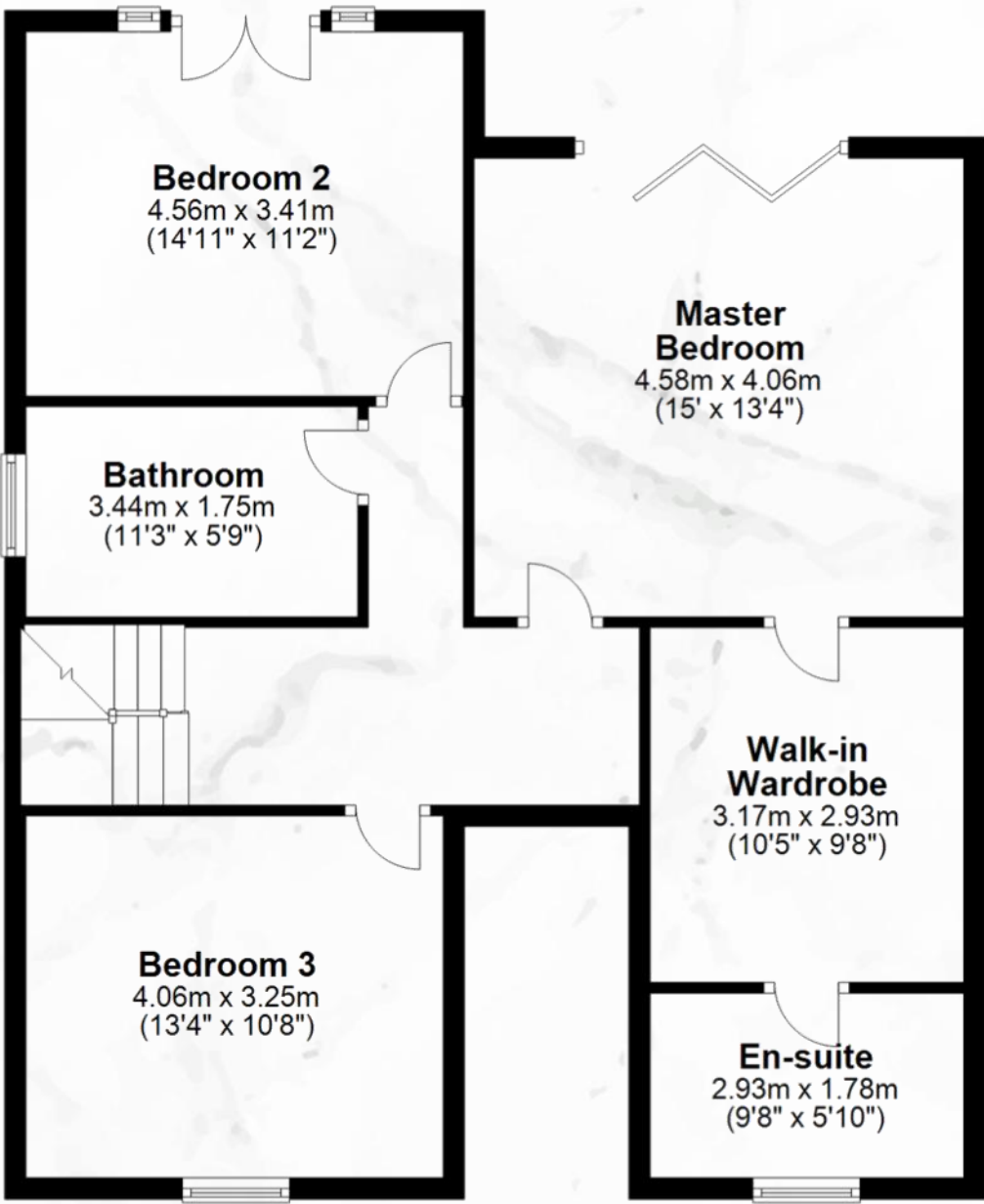
ANOTHER LEVEL

Walk back along the landing and climb the stairs to the second floor, where a further two bedrooms and shower room await. In bedroom four, you can welcome the outdoors inside from the French doors and relax in front of the Juliet balcony. In the evenings, this is a great way to release the stresses of the day as you listen to the rustling leaves in the trees and feel the gentle breeze on your face.

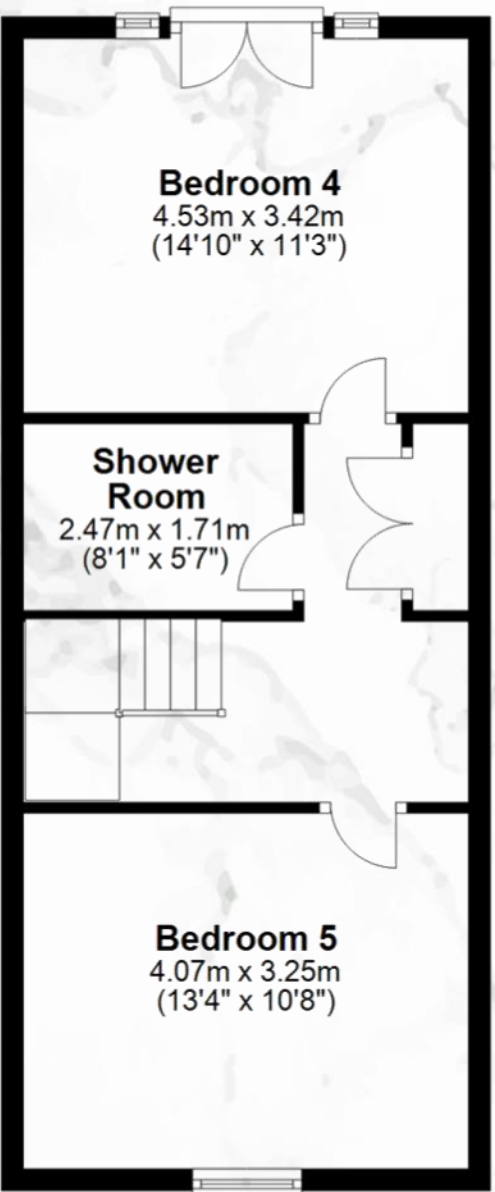
Ground Floor



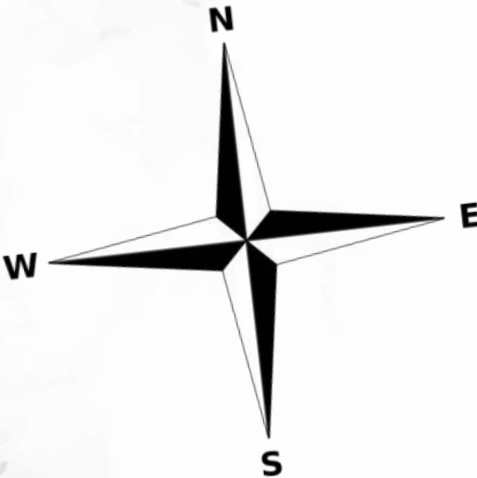
First Floor



Second Floor



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EXCLUSIVE