



## Newstone Lodge The Green

Bagnall, Stoke-On-Trent, ST9 9JR

And suddenly you just know it's time to start something NEW and believe in the magic of NEW beginnings. This individual purpose built property in a beautiful location overlooking the Green in the desirable area of Bagnall is the perfect property to start that NEW chapter! NEWstone Lodge is a spacious family home with amazing potential. Sitting on a sizeable plot the accommodation on offer comprises lounge, dining room, office, sunroom, kitchen, utility and cloakroom. The first floor has four double bedrooms and family bathroom. Externally the property benefits from off road parking and a good sized rear garden. Located in the desirable area of Bagnall, surrounded by beautiful countryside, a local country pub and walk pathways. Are you looking to start that something NEW start here at NEWstone Lodge.

**£395,000**



# Newstone Lodge The Green

Bagnall, Stoke-On-Trent, ST9 9JR



- STUNNING DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- AMPLE OFF ROAD PARKING AND GOOD SIZED GARAGE
- DESIRABLE LOCATION, VIEWING IS A MUST
- LARGE LOUNGE, DINING ROOM, OFFICE AND SUN ROOM
- FAMILY BATHROOM
- REAR GARDEN WITH PAVED PATIO
- FITTED KITCHEN AND UTILITY
- PURPOSE BUILT FAMILY HOME
- SOLD WITH NO UPWARD CHAIN

## GROUND FLOOR

### Entrance Hall

13'9" x 5'5" (4.20 x 1.67)

A door to the front aspect. Radiator and stairs to the first floor. Door to under stair storage cupboard. Wooden flooring.

### Dining Room

11'8" x 10'2" (3.58 x 3.10)

UPVC window to the front aspect. Radiator.

### Lounge

17'11" x 17'5" (5.47 x 5.32)

UPVC sliding doors to the rear aspect and UPVC windows. Open fireplace and three radiators.

### Office

10'9" x 10'2" (3.29 x 3.11)

UPVC window to the side aspect. Radiator.

### Kitchen

11'7" x 10'8" (3.55 x 3.27)

UPVC window to the rear aspect. Fitted with a range of wall and base storage units with inset a sterite sink and side drainer. Coordinating work surface areas and partly tiled walls. Integrated appliances include gas hob with cooker hood above and electric oven. Plumbing for a dishwasher. Tiled flooring.

### Utility Room

5'6" x 5'5" (1.69 x 1.67)

Plumbing for a washing machine and space for a tumble dryer. Cupboard housing combi boiler. Partly tiled walls and tiled flooring.

## W/C

5'5" x 2'10" (1.66 x 0.88)

A UPVC window to the rear aspect. Low level W/C and wash hand basin. Tiled flooring.

## Sunroom

18'0" x 13'9" (5.50 x 4.20)

UPVC sliding doors to the rear aspect and UPVC door to the side aspect. UPVC windows to the rear and side. Two skylights and natural stone flooring.

## FIRST FLOOR

### Landing

12'0" x 10'2" (3.68 x 3.12)

UPVC window to the front aspect. Stairs from the ground floor and loft hatch access.

### Bedroom One

18'5" x 13'10" (5.63 x 4.24)

UPVC windows to the rear aspect. Two radiators and fitted wardrobes. Shower cubicle, low level W/C and wash hand basin.

### Bedroom Two

14'9" x 10'10" (4.52 x 3.31)

UPVC window to the rear aspect. Radiator and fitted wardrobes. Wash hand basin.

### Bedroom Three

11'10" x 10'2" (3.61 x 3.10)

UPVC window to the front aspect. Radiator.

## Bedroom Four

10'9" x 10'9" (3.30 x 3.29)

UPVC window to the front aspect. Radiator.

## Bathroom

10'11" x 7'8" (3.33 x 2.36)

UPVC window to the rear aspect. Fitted with a suite comprising corner bath with shower above, low level W/C and wash hand basin. Fully tiled walls. Radiator and door to storage cupboard. Ceiling spotlights.

## EXTERIOR

To the front of the property there is driveway providing ample parking with mature hedge borders and stone brick wall. The rear has a paved patio and garden with mature borders and trees.

## Garage

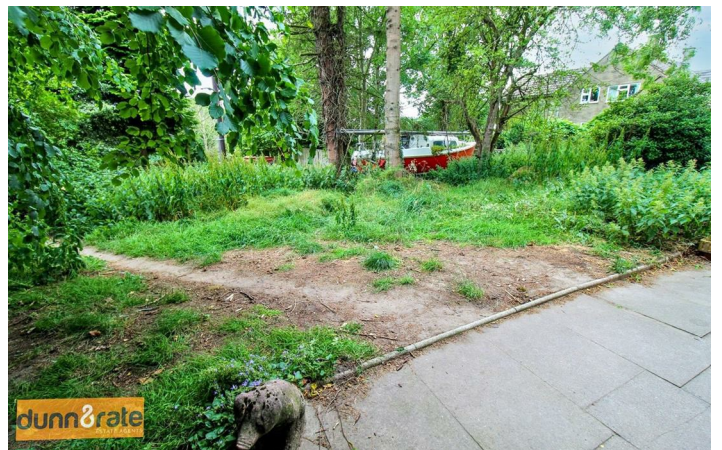
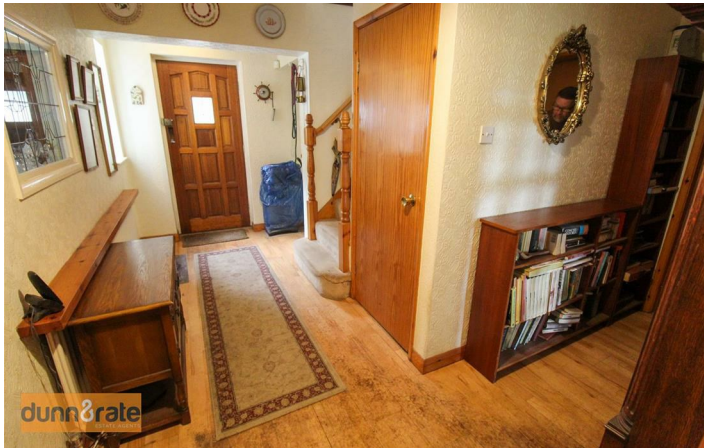
16'10" x 16'7" (5.14 x 5.06)

An up and over door to the front and window to the rear. Light and power.

## AGENTS NOTES

Please be advised the property has a septic tank and solar panels.





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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