



## **57 Camborne Crescent, Westlands, Newcastle-under-Lyme, ST5 3NQ**

**Offers in the region of £525,000**

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"A garden is not a place, it's a journey."

This expansive secure garden invites exploration, offering ample room to wander and enjoy nature. Situated in a highly desirable family focused, quiet neighbourhood, this well-maintained detached family home boasts significant potential for expansion, thanks to its generous outdoor space. With five bedrooms and two inviting reception rooms, along with convenient off-road parking and a garage, this property is poised to attract a diverse range of buyers seeking both comfort and opportunity !

## Denise White Estate Agents Comments



Introducing a truly remarkable family home, this property boasts a spectacular rear garden that serves as a serene retreat while offering the potential for expansion to accommodate the needs of growing families without sacrificing outdoor space. Perfectly situated in a sought-after residential area, it provides excellent road networks and easy access to local amenities, making it ideal for both family living and commuting.

The interior features generously proportioned rooms that promote versatile living, all meticulously maintained by the current owners. An inviting entrance hall welcomes you into the main living room, which is enhanced by a focal fireplace and an open fire, complemented by a front window that floods the space with natural light. The layout includes a second reception room, currently utilised as a dining area, which has French doors that open directly to the captivating garden—perfect for relaxation and entertaining.

The modern, high-quality kitchen has been recently installed, featuring integrated appliances and seamless access to a utility room and a convenient ground floor cloakroom. The property includes five well-sized bedrooms, one of which is currently set up as a home office, along with a family bathroom.

Parking is plentiful, with a spacious cobbled driveway and garage accommodating multiple

vehicles, all set against the backdrop of the expansive garden to the rear.

This detached home, with its favourable location and outstanding features, is sure to attract significant interest and will not remain on the market for long.

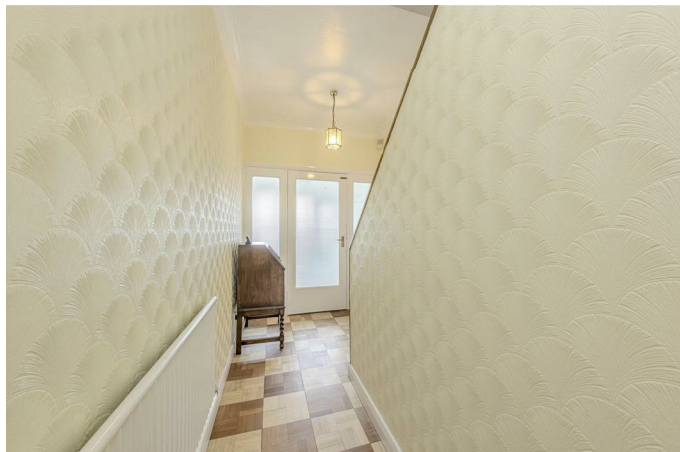
## Location



Set on one of the most prestigious streets in the highly sought-after Westlands area of Newcastle-under-Lyme. Located near several primary and secondary schools, including the highly regarded Saint Joseph's College on London Road in Trentvale. The closest hospital is the Nuffield Hospital, situated within a mile, while Stoke-on-Trent Railway Station is within 3 miles. This area is known for being on a popular residential street that offers easy access to road and motorway networks. Additionally, it is believed to be the street where the famous Robbie Williams lived with his mother.

Situated in the heart of Staffordshire, Newcastle-under-Lyme is traditionally a market town, offering all local amenities for all the family with a range of schools, retail stores and coffee shops with a thriving street market. The Westland's is a short distance from the town centre, mainly comprising of traditional detached and semi-detached homes with schools, shops and parks.

## Entrance Hallway



Wooden design flooring. Wall mounted radiator. Access to living room. Access to kitchen. Stairs leading to 1st floor accommodation. Ceiling light.

## Dining Room

12'4" x 9'6" max (3.77 x 2.92 max )



Wooden block designed flooring. Wall mounted radiator. French doors leading to the rear garden with uPVC double glazed windows to the rear aspect. Access into living room. Access into kitchen. Wall lights. Ceiling light.

## Kitchen

13'3" x 10'7" max (4.05 x 3.23 max )



The property features a recently fitted kitchen that combines modern design with functionality. It includes a range of wall and base units in elegant cream cabinetry, complemented by grey work surfaces. The kitchen is equipped with a stainless steel sink unit with a drainer and an Hoover induction hob for efficient cooking with an extractor hood over. Integrated oven. Integrated fridge freezer. Concealed lighting under the units adds a stylish touch, while part-tiled walls ensure easy

maintenance. A uPVC lead-effect window overlooks the rear garden, allowing natural light to fill the space. Additionally, inset spotlighting enhances illumination. Storage cupboard. Access to utility, dining room and entrance hall. This kitchen serves as both a practical workspace and a beautiful focal point of the home.

## Living Room

13'8" x 12'10" max (4.19 x 3.92 max )



The lounge offers a relaxing atmosphere, featuring stylish wooden block-style flooring and a radiator for warmth. A uPVC double-glazed lead-effect window at the front aspect allows natural light to fill the room. The ceiling is adorned with coving, and wall lights provide additional illumination, complemented by a central light fixture.

The focal point of the room is a fireplace with a marble-effect inset and hearth, complete with an open fire for cosy evenings. Double doors lead directly into the dining room, enhancing the flow and connectivity between spaces.

## Utility

6'11" x 8'2" max (2.12 x 2.49 max )



The utility continues with grey work surfaces, base unit with a stainless steel sink unit featuring a drainer. There is ample space for white goods, including a washing machine. The part-tiled walls add a touch of sophistication, while the wall-mounted central heating boiler ensures efficient heating. Natural light floods the space through a uPVC double-glazed window with a lead-effect design, complemented by two additional small double-glazed uPVC lead-effect windows. The

laminade flooring seamlessly extends from the kitchen, creating a cohesive look throughout. A uPVC door leads directly outside, providing convenient access to the garden. Access to WC and the kitchen.

### Cloakroom

2'5" x 5'4" (0.74 x 1.64 )



Wooden style flooring. WC. Obscured uPVC double glazed window. Ceiling light.

### First Floor Accommodation



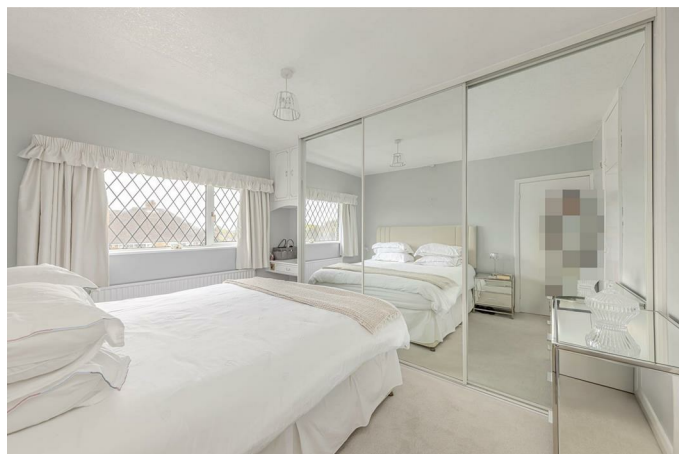
### Landing



Fitted carpet. Wall mounted radiator. Stairs leading down to ground floor. Ceiling light.

### Bedroom One

12'5" x 9'10" max (3.81 x 3.00 max )



Bedroom One is a generously sized room, complete with fitted carpet, a ceiling light, and a radiator. It boasts a uPVC double-glazed lead-effect window, fitted wardrobes with mirrored sliding doors, and additional storage cupboards with overhead space.

### Bedroom Two

12'7" x 9'1" (3.85 x 2.79 )



Bedroom Two is another good-sized double room featuring fitted carpet, a radiator, and a uPVC lead-effect window. It also includes a ceiling light and fitted wardrobes with overhead storage.

### Bedroom Three

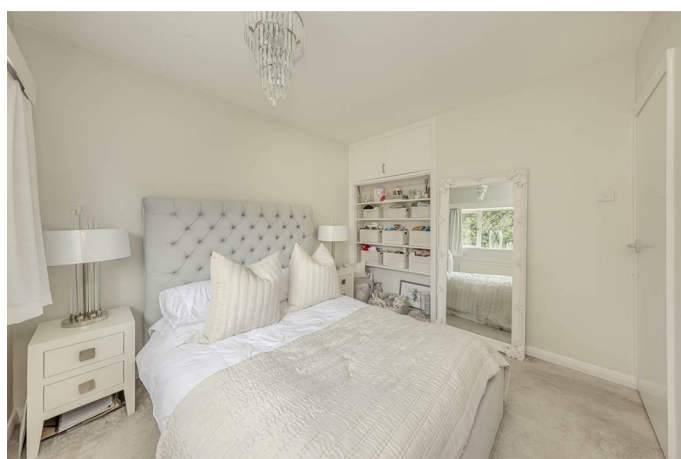
9'10" x 9'7" (3.02 x 2.93 )



Fitted carpet. Wall mounted radiator. Fitted wardrobes. UPVC double glaze window to the rear aspect. Ceiling light.

### Bedroom Four

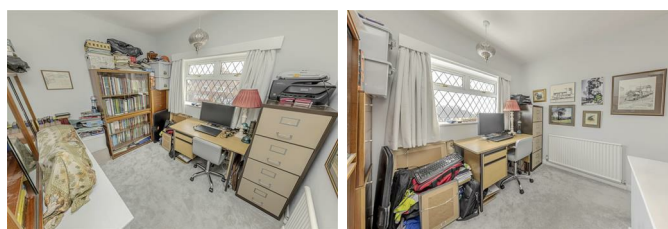
9'10" x 9'3" (3.00 x 2.82 )



Bedroom Four is also well-proportioned, featuring fitted carpet, a ceiling light, and a fitted storage area with open shelving and overhead storage. A radiator and a double-glazed uPVC lead-effect window complete the space.

### Bedroom Five

9'7" x 8'10" (2.94 x 2.71 )



Bedroom Five, currently utilised as a study, includes fitted carpet, a radiator, and a uPVC double-glazed lead-effect window with a ceiling light. Loft access.

### Bathroom

9'6" x 5'8" max (2.90 x 1.74 max )



The bathroom is modern and features a stylish white suite, which includes a WC, a pedestal wash hand basin, and a bath with a shower attachment and screen. A heated towel rail adds comfort, while the fully tiled flooring and walls create a sleek and contemporary look. A uPVC double-glazed lead-effect window provides natural light.

### Outside



Outside, the front aspect features an excellent-sized, landscaped driveway with a cobbled style that leads to the garage. The rear garden is a standout feature of the property, offering ample space with a patio seating area and an extensive lawn, surrounded by flower borders, mature trees, and fencing with hedging. The garden is well-suited for potential extension while still providing a generous area for family needs. Additionally, there is a wooden garden storage shed and an outside tap for convenience.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Newcastle-under-Lyme Band E

## Please Note.....

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## About Denise White Estate Agents



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents

and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

## We WON !!!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their

inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

#### **Do You Have A House To Sell or Rent ?**

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

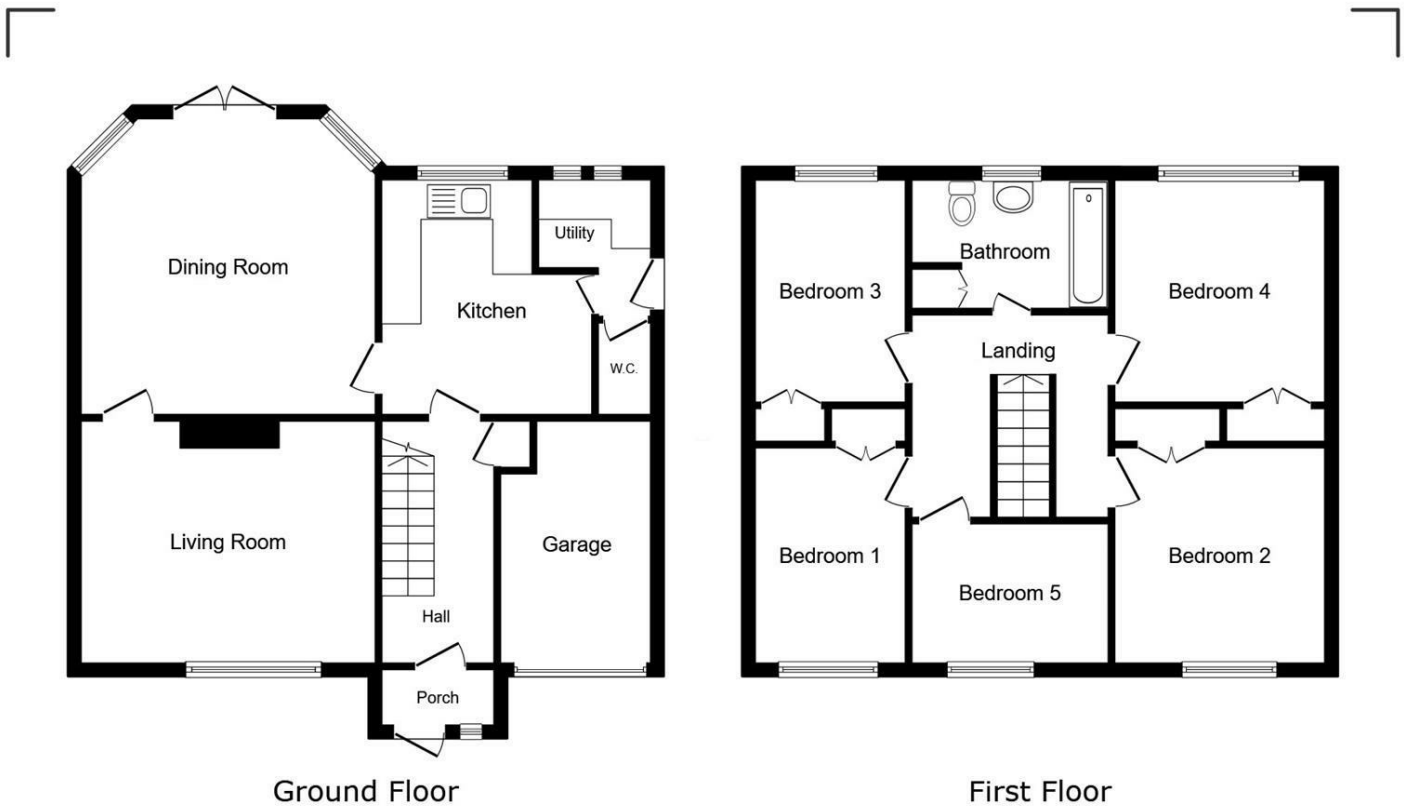
#### **Do You Need Help With A Mortgage ?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

#### **You Will Need A Solicitor !**

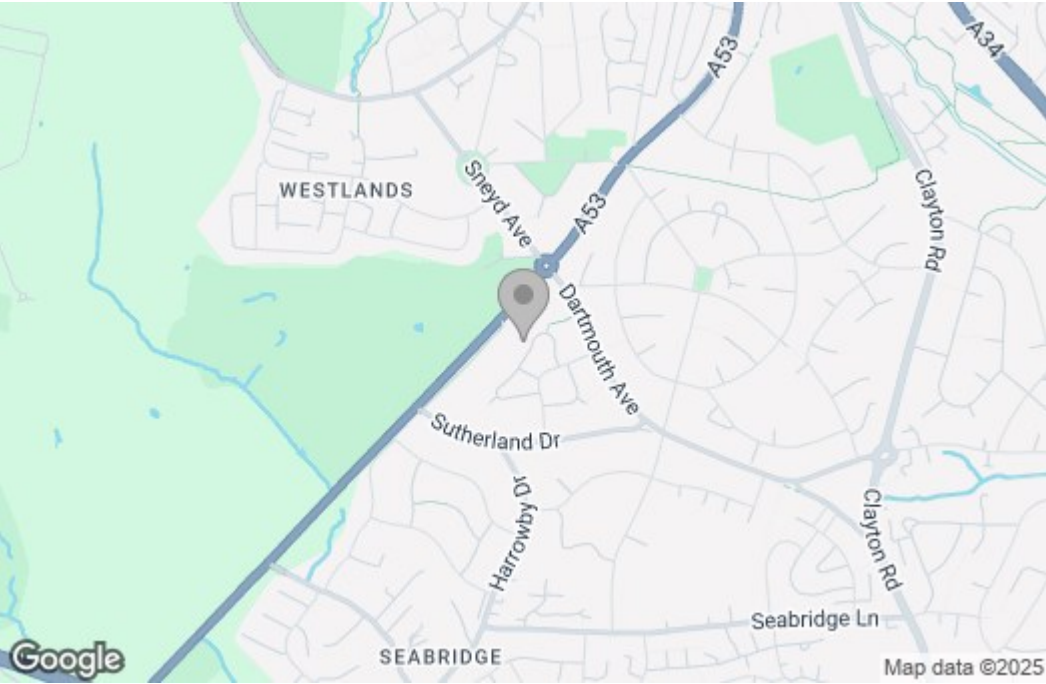
A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Floor Plan

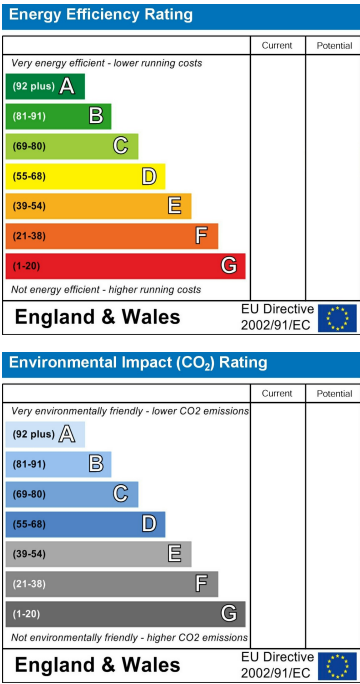


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Area Map



Energy Efficiency Graph



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