



45 Fair-Green Road

Baldwins Gate, Newcastle, ST5 5LS

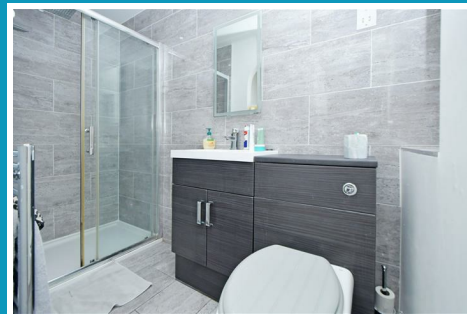
£470,000



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Summary

Introducing this exceptional detached family home, located at the end of a cul-de-sac in the highly sought-after village of Baldwins Gate. This property is perfectly suited for a family, offering spacious accommodation with three reception rooms, five double bedrooms, and three bath/shower rooms. Situated on the largest plot within the development, this home boasts approximately 0.3 acres of attractive garden land.

Upon entering, you will find a well-planned layout with a reception hallway, spacious living room with a feature bay window, dining room, study, and a modern breakfast kitchen with integrated appliances. Upstairs, the property features a generous living space with five double bedrooms, all with fitted wardrobes. The master and bedroom two both have en-suites, making this the ideal property from the growing family.

Externally, the property offers a driveway for several vehicles, an expansive rear garden, and a large double garage with utility area. The grounds include lawn areas, shaped borders with specimen trees and shrubs, a gravel patio, a timber framed gazebo, garden shed, and a summer house.

Located in the charming village of Baldwins Gate, residents can enjoy local amenities such as a village shop, butchers, post office, and gastro pub, as well as a primary school and doctors surgery. Just 5 miles away is the town of Newcastle under Lyme, with easy access to other market towns like Nantwich, Market Drayton, and Stone. Junction 15 of the M6 is only a 10-minute drive away, providing excellent commuter links.

Baldwins Gate

Located in the picturesque village of Baldwins Gate in Staffordshire, this charming property offers a unique opportunity to immerse yourself in a rich historical background and rural charm.

Surrounded by a plethora of amenities, including a quaint pub called The Sheet Anchor, a Post Office & General Store, and Baldwins Gate CE Primary School, this property is perfect for families looking for a close-knit community atmosphere.

Just a short drive from Newcastle-Under-Lyme. Easily accessible from junction 15 of the M6 motorway, residents can enjoy seamless connections to Cheshire, Manchester, and Birmingham.

Baldwins Gate boasts a range of amenities, including a gastro-style pub, post office/shop, doctor's surgery, highly-rated butchers/delicatessen, village hall, and a primary school with an Ofsted rating of "good". Nearby, residents can explore the stunning Staffordshire countryside, with plenty of beautiful walking spots to enjoy.

For those needing to travel further afield, there is a mainline train station in Stoke-On-Trent and Stafford within easy reach. Whether you're looking for a peaceful village setting or convenience for your daily commute, this property in Baldwins Gate offers the best of both worlds.

Additionally, nature enthusiasts will appreciate the proximity to Chipperfield Rifle Ranges, operated by Staffordshire Smallbore Rifle Association, providing a perfect setting for outdoor activities. Wild deer can also be seen in the surrounding area when walking around the Heath, fantastic for children of all ages. History buffs will be intrigued by the nearby Whitmore station, a relic from the Grand Junction railway line that once served the area.

Steeped in history, Baldwin's Gate village boasts a fascinating past influenced by the construction of the railway line in 1837 and the subsequent development of the area. The sale of a large parcel of land in the early 20th century allowed the village to grow and thrive, resulting in the charming hamlet we see today.

Sales

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

Ground Floor

Entrance Hallway

18'2" x 12'11" (5.55 x 3.95)

As you enter, you are greeted by a spacious reception hallway with a beautifully crafted staircase leading to the first floor. Storage space is abundant underneath the staircase, ensuring a clutter-free space. The hallway features decorative patterned tiled flooring that adds a touch of elegance to the home.

The internal access to the garage provides convenience for homeowners, making unloading groceries or parking your car a breeze. A cloakroom with a tastefully designed two-piece suite is located just off the hallway, perfect for guests or quick pit stops.

Living Room

14'9" x 11'10" (4.50 x 3.63)

Boasting a spacious square bay window that overlooks the beautifully landscaped rear garden. Step inside and you'll immediately notice the high-quality Amtico flooring and the elegant coal effect electric fire with ornate carved surround, creating a warm and inviting ambience.

Dining Room

12'4" x 8'7" (3.77 x 2.62)

Stunning dual aspect outlook to the front and side allowing natural light to flood the room. The decorative Amtico floor creates a sense of luxury and style, perfect for hosting dinner parties or enjoying family meals.

Breakfast Kitchen

15'6" x 12'9" (4.74 x 3.91)

Stunning breakfast kitchen, fitted with top-of-the-line appliances including a double oven, gas hob, extractor, fridge freezer, dishwasher, and even a wine fridge. The one and a half sink and ample work surfaces are perfect for preparing meals while enjoying the beautiful views of the surrounding area.

With decorative tiles and neutral décor adding a touch of elegance. The door leading to the back garden offers a seamless transition from indoor to outdoor living, perfect for enjoying a cup of tea or hosting a summer BBQ.

Study

9'6" x 6'4" (2.92 x 1.95)

Versatile study that overlooks the front elevation, this space can easily be transformed into a home office or a playroom, offering endless possibilities for your family's needs.

WC

8'7" x 3'2" (2.62 x 0.98)

Ideal for guests with WC and hand basin.

Storage

4'11" x 2'7" (1.50 x 0.79)

First Floor

Landing

17'3" x 4'3" (5.28 x 1.32)

Master Bedroom

15'1" x 12'5" (4.60 x 3.80)

With attractive views to the front of the property, complete with an arched insert providing character to the room, en-suite access, and fitted floor to ceiling wardrobes. The neutral décor provides a blank canvas for you to make this space your own.

En-Suite

8'6" x 3'10" (2.60 x 1.17)

Beautiful shower room comprising a three-piece suite, complete with a walk-in shower cubicle and a modern vanity wash basin. The tiles that line the walls from floor to ceiling are a sophisticated touch, creating a sleek and contemporary look finished with heated towel rail.

Bedroom Two

11'0" x 9'2" (3.36 x 2.80)

Guest bedroom offering views over the front aspect, complete with fitted wardrobes and stylish neutral decor.

Tel: 07778 908724

En-Suite

6'8" x 4'4" (2.04 x 1.34)

Complete with a three-piece suite including a WC, basin, and walk-in shower.

Bedroom Three

12'2" x 11'6" (3.71 x 3.52)

Currently being used as a living room, this versatile double bedroom overlooks the rear elevation.

Bedroom Four

11'6" x 11'0" (3.52 x 3.37)

Double Bedroom overlooking the rear elevation with built in wardrobes.

Bedroom Five

11'6" x 9'5" (3.52 x 2.88)

Double Bedroom overlooking the rear elevation with built in wardrobes.

Family Bathroom

7'5" x 5'6" (2.27 x 1.68)

Spacious three piece bathroom complete with a relaxing bath and Amtico flooring, offering the perfect retreat after a long day.

Double Garage & Driveway Parking

17'2" x 16'11" (5.24 x 5.18)

As you approach, you'll be greeted by the spacious driveway, perfect for accommodating several vehicles, leading to a large double garage with convenient access to a utility area. The garage also has electric roll top doors and houses the central heating boiler, ensuring efficiency and ease of maintenance.

Front and Rear Gardens

Step outside and you'll discover the expansive grounds that surround the property on three sides. Immaculately maintained, the gardens feature lush lawn areas, beautifully crafted borders, and an array of trees and shrubs creating a picturesque setting. The rear garden is fence enclosed, providing a safe and secluded space to unwind or entertain guests on the gravel patio and pathway. For a touch of luxury, enjoy relaxing in the timber-framed gazebo on the decking or retreat to the garden shed and summer house for some quiet time. The rear garden is a hidden oasis which you will love for years to come.

Tenure

Freehold, to be confirmed by the Vendor's solicitor.

Energy Performance Certificate

Current Rating C.

Possession

Vacant possession upon completion.

Viewing

Viewings are by appointment only and can be arranged by calling New Adventure Homes.

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Road Map



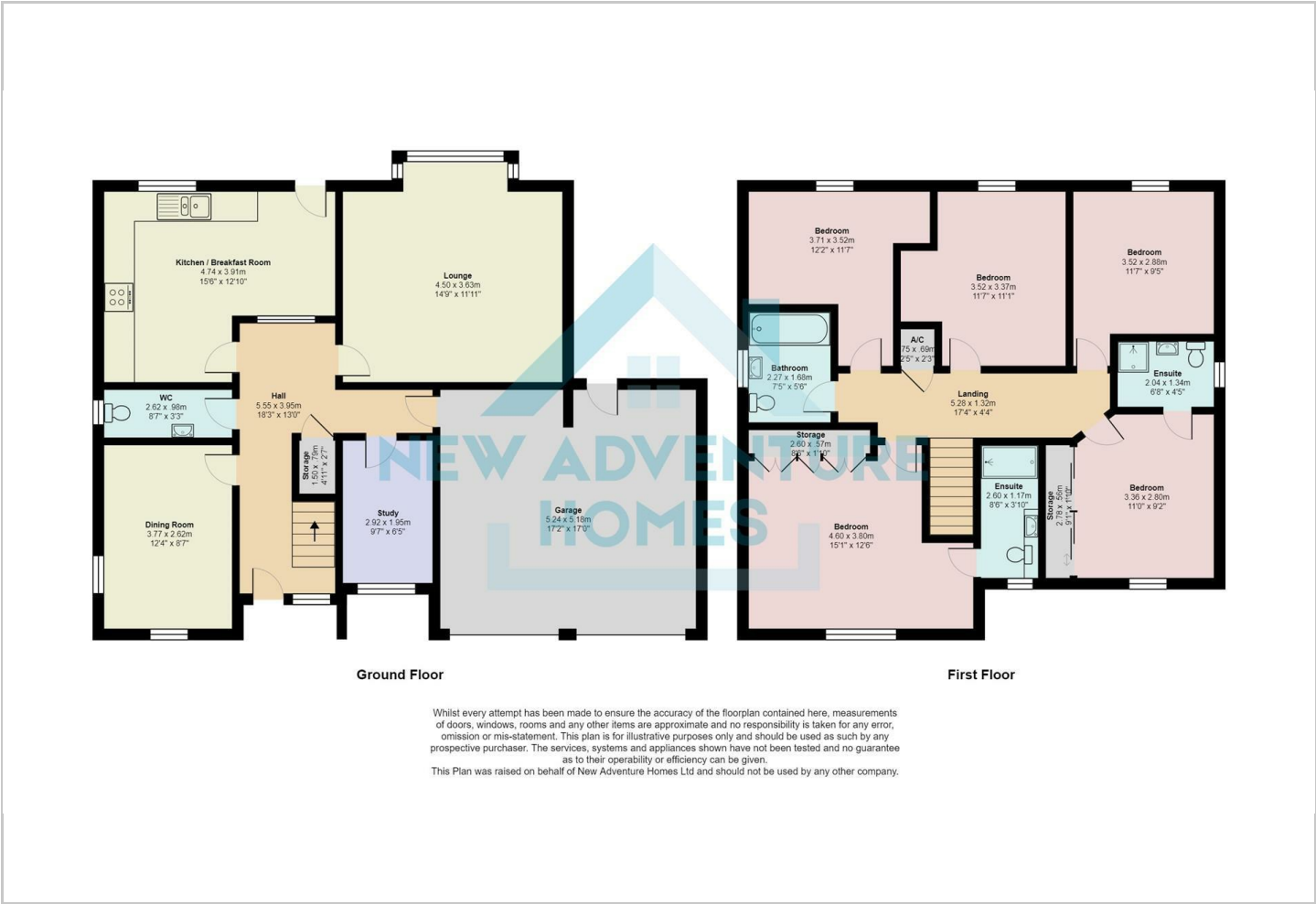
Hybrid Map



Terrain Map



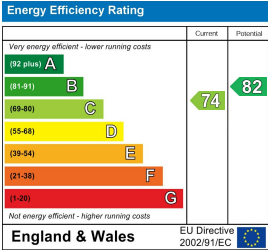
Floor Plan



Viewing

Please contact our New Adventure Homes Sales Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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