



6 Newtown, Newchapel, Stoke-On-Trent, ST7 4QA

Offers In Excess Of £325,000

- Extended And Individual 3/4 Bedroom Detached Home In Non-Estate Location
- Versatile Second Reception - Office Or Fourth Bedroom
- Large Landscaped Garden With Adjoining Open Fields With Detached Garden Room (Ideal Office/ Gym/ Playroom)
- Stunning Open Field Views Front And Back
- Shaker Style Kitchen With Vaulted Ceiling And Separate Utility
- Patio With Hot Tub Connections (Hot Tub Negotiable)
- Open-Plan Lounge Diner With Patio Doors
- Master With En-Suite And Fitted Wardrobes
- Gated Driveway And Garage

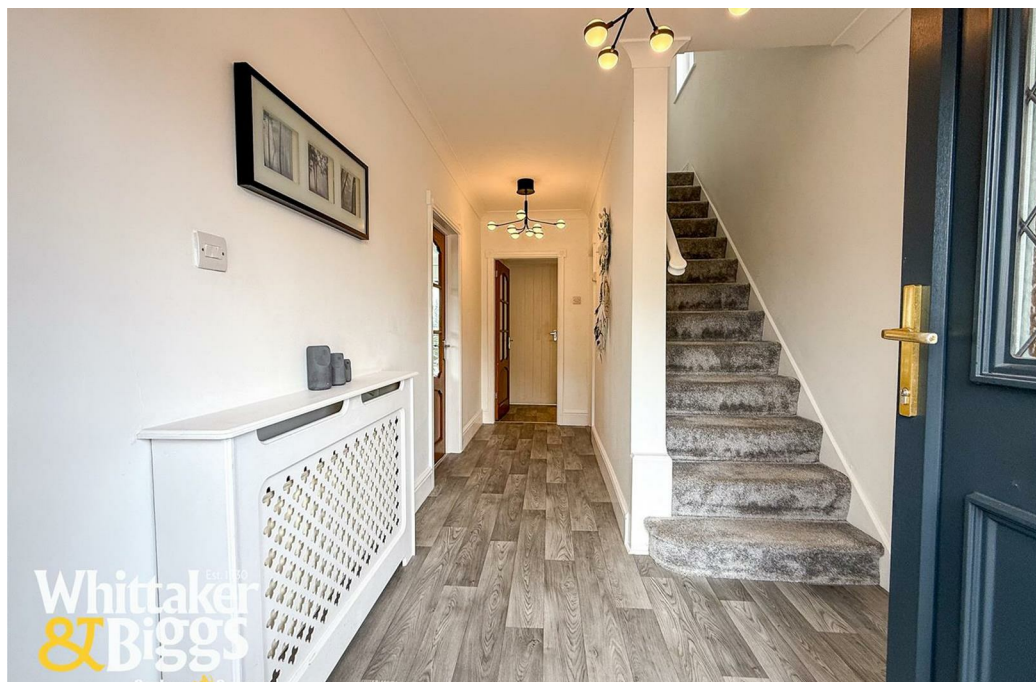
6 Newtown, Stoke-On-Trent ST7 4QA

Extended individual Three-Bedroom Detached Home In A Non Estate Position with Outstanding Open Field Views.

Enjoying fantastic uninterrupted views across open fields to the rear and an open aspect to the front, this beautifully presented three/four bedroom detached residence occupies a desirable non-estate position and delivers the perfect balance of traditional charm and modern living.



Council Tax Band: C



From the moment you step into the generous entrance hallway, the sense of space becomes immediately apparent. The property has been thoughtfully extended to provide superbly proportioned accommodation, ideal for family life.

The heart of the home is the open-plan lounge and dining room, a bright and versatile space enhanced by patio doors that open directly onto the garden and showcase those spectacular rear views. A further reception room offers excellent flexibility, currently utilised as a study, it could also serve as a snug, playroom, or ground floor fourth bedroom.

The kitchen features classic shaker-style units, complemented by a striking vaulted ceiling, extensive work surfaces, and space for a range-style cooker. A separate utility room provides additional practicality.

To the first floor, the master bedroom benefits from an en-suite shower room and fitted wardrobes, with further built-in storage to the second bedroom. All bedrooms enjoy light, airy aspects with views to front and rear, with the rear having picturesque field views. The family bathroom is well-appointed with a luxurious modern suite with a feature jacuzzi style shower bath and stylish tiling.

Externally, the gardens are a real highlight of the property. The substantial rear garden has been thoughtfully landscaped with timber borders stocked with seasonal planting, a generous lawn, and multiple seating areas. At the far end, a detached brick-built garden room with UPVC double glazing, French doors, and internet connectivity offers a versatile additional space, ideal as a home office, gym, playroom, or relaxing retreat. Adjoining this is an additional patio area with electrics ready for a hot tub, with the existing hot tub available by separate negotiation.

Further benefits include a garage with separate rear store, previously plumbed for a WC and shower room, and to the front, a substantial driveway which is accessed via double timber gates, providing privacy and ample parking.

This home truly represents a rare lifestyle opportunity, combining stunning views, generous accommodation, and versatile outdoor space in a prime Newchapel location.

Entrance Hall

Having a UPVC double glazed front entrance door with full length obscured glazed panel to side and matching central panel. Stairs off to first floor landing, radiator, coving to ceiling. Grey vinyl grey wood wash effect flooring. Under stairs store cupboard.

Ground Floor Office/ Bedroom

10'5" x 6'6"
Having a UPVC double glazed window to the front aspect , radiator, wall light point.

Vestibule

Giving access through to utility and kitchen having continuous grey wood wash effect vinyl flooring, radiator, recessed LED lighting.

Utility Room

7'4" x 4'11"
Fitted base units with worksurface over incorporating a single drainer sink unit, plumbing for washing machine and space for tumble dryer. Gas central heating boiler, continuous grey wood wash effect vinyl flooring, UPVC double glazed window to the rear aspect overlooking the gardens with views over the adjacent fields.

Kitchen

16'9" x 10'2"
Having vaulted ceiling with a range of shaker style wall mounted cupboard and base units with fitted worksurface over incorporating a white ceramic one and a half bowl sink unit with mixer tap over. Space for a range style cooker with stainless steel splashback and double width chimney style extractor fan over. Glazed display cabinet, open display cabinet, plumbing for Dishwasher built in breakfast bar, radiator, UPVC double glazed window to the rear aspect overlooking the rear gardens and having views over the adjacent fields. UPVC double glazed side entrance door leading to the rear garden.

Open Plan Lounge Diner

23'9" x 11'4"
Lounge area having a UPVC double glazed windows to the front and side aspect, coving to ceiling, radiator, continuous grey wood wash effect vinyl flooring. Feature fireplace having an electric fire set upon a polished black granite hearth with matching inset with ornate timber surround. Opening through into the dining area having double glazed sliding patio doors giving full views over the gardens and adjoining fields. Radiator, continuous grey wood effect vinyl flooring.

First Floor Landing

Having access to loft space, coving to ceiling, UPVC double glazed obscured window to the side aspect.

Bathroom

7'0" x 7'1"
Having a luxurious bathroom suite comprising of Jacuzzi style bath with multi jet and deck mounted taps thermostatically controlled dual shower with fixed rainfall showerhead and detachable shower. Pedestal wash hand basin, low-level WC, shaver point, Part tiled marble effect walls, corner shelving unit. UPVC double glaze obscured window to the rear aspect, chrome heated towel radiator.

Bedroom One With En-Suite

12'1" x 11'4" plus en-suite
Having a UPVC double glazed window to the rear aspect overlooking the adjacent fields. Wall light points, fitted wardrobes to side wall, wood effect vinyl flooring. Radiator. En-suite having an enclosed corner shower cubicle

with thermostatically controlled shower, pedestal wash hand basin, low- level WC. Radiator. Shaver point, UPVC double glazed obscured UPVC window to side aspect. Extractor fan, wall light point, recess LED lighting to ceiling.

Bedroom Two

11'4" x 11'3"

Having a UPVC double glazed window to the front aspect overlooking an open adjacent aspect. Radiator, built-in mirrored wardrobes with overhead lighting.

Externally

External Garden Room

10'7" x 15'3"

Having UPVC double glazed windows and patio doors taking full advantage of the surrounding views, vinyl effects flooring, recess LED lighting. Internet connection. Full electrics. Feature full length UPVC double glaze window to the side aspect UPVC double glaze French doors opening out onto the additional patio area.

Garage

11'8" x 16'9"

Having electric light and power, metal up and over door upstairs. Fitted shelving. Access through to:-

Rear Store

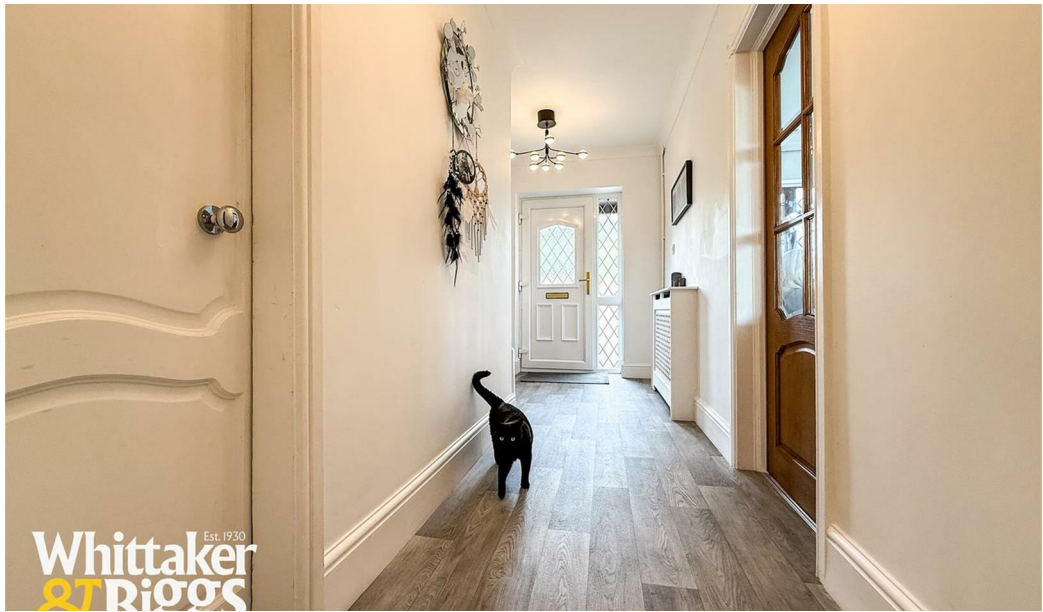
7'10" x 11'8"

Having plumbing for a shower and WC. UPVC window to the rear aspect. Metal security door.

The property is approached from the roadside to a paved driveway secured by double timber gates providing off-road parking in abundance in addition to the garage.

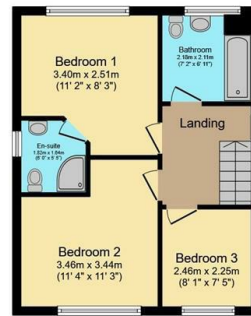
To the rear aspect there's a substantial rear garden adjoining open fields with far reaching views whilst also enjoying a good degree of privacy. Laid to lawn with an adjoining block paved patio and additional Yorkshire stone raised patio taking full views over the adjacent fields. Additional gravel raised patio area with hardstanding and electrics for a hot tub (please note hot tub may be available subject to separate negotiation.) Feature timber sweepers borders stocked with an array of seasonal plants including floral arrangements and young trees. Additional side garden laid to lawn with adjoining block paved patio area providing additional parking if required.



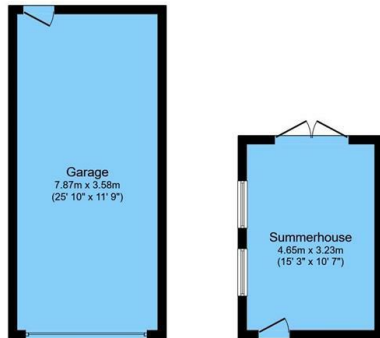




Ground Floor



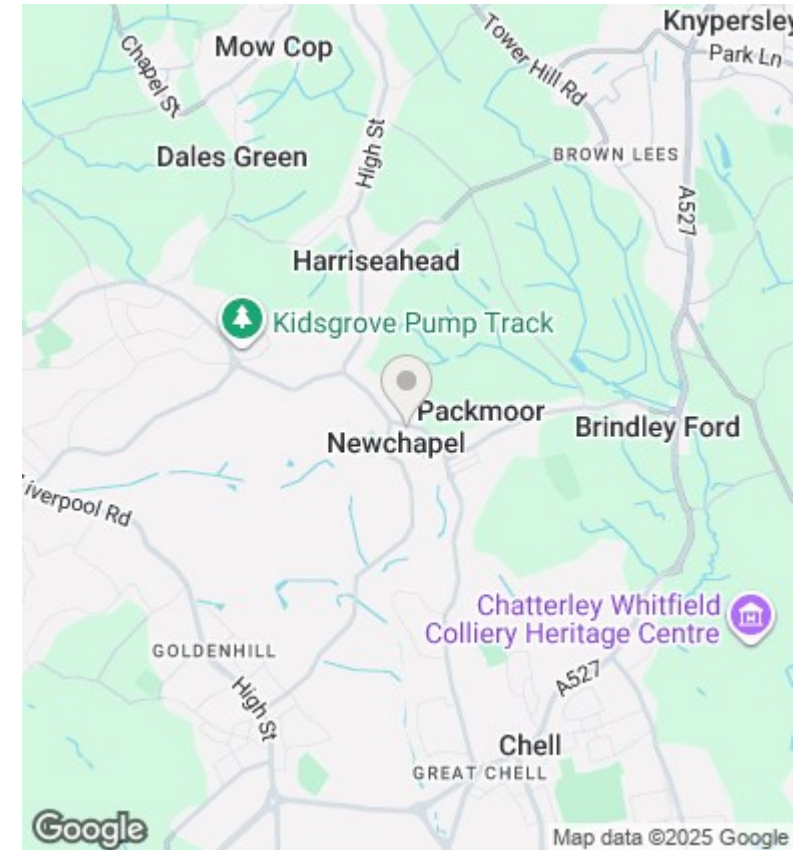
First Floor



Outbuilding

Total floor area 152.1 sq.m. (1,638 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com



Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		