



31, Sherborne Drive, Newcastle-under-Lyme, ST5 3JD



**Asking Price    £425,000**

A rare opportunity to acquire a mature detached house located at the very heart of The Westlands. which offers prospective buyers the opportunity to stamp their own mark. The house has been in the same ownership for many years and whilst well maintained it does offer the opportunity for future owners to update or possibly extend to maximise the potential of the plot. This is a well proportioned house with bright & airy accommodation comprising; hallway, large dual aspect sitting room with doors to the gardens, separate dining room and large kitchen, complemented upstairs by three double bedrooms and bathroom. Step outside and you will discover a large, private south west facing rear garden which offers plenty of opportunity for outdoor living, combined with off road parking for several cars and an attached garage. Super location within easy reach of local schools, shops and a variety of amenities, and within a mile of the Royal Stoke Hospital and Newcastle town centre. No upward chain.



01785 811 800

<https://www.tgprop.co.uk>





#### Porch

#### Entrance Hall

Welcoming reception area with wooden part glazed front door, cloaks cupboard. Stairs to the first floor landing.

#### Lounge

Glazed panel double doors leading off the hall to a large dual-aspect sitting room which has French windows to the rear opening to the patio and garden. Period style fireplace with wooden surround, marble inset and hearth and living flame fire. TV aerial connection. Two radiators.

#### Dining Room

With window to the front of the house. Radiator.

#### Kitchen

The kitchen features an extensive range of wall & base cupboards with grey cabinet doors and coordinating work surfaces with inset sink unit and matching breakfast table. Fitted appliances comprise; stainless steel gas hob with extractor over, built-under electric oven, fridge, freezer and fully integrated dish washer. Part ceramic tiled walls and tiled floor. Rear facing window.

#### Rear Porch

Fully enclosed porch with utility room and separate outside WC. Lean-to extension to the rear.

#### Landing

Spacious landing with window to the front of the house. Radiator.

#### Bedroom 1

Double bedroom with window to the front of the house. Radiator

#### Bedroom 2

Double bedroom with windows to the front and side of the house. Radiator.

#### Bedroom 3

Double bedroom with window to the rear of the house. Radiator.

#### Bathroom

Fitted with a coloured suite comprising; bath with shower over, vanity basin & WC. Ceramic tiled floor and wall tiling to full height. Rear facing window. Radiator.

#### Outside

The house occupies a large corner plot adjacent to Seabridge Primary School with gardens to three sides. Large frontage with driveway parking for 3/4 cars together with an attached single garage. In addition there is space to the right hand side of the house with room to accommodate a caravan or camper behind the building line. Enclosed south facing rear garden which is mainly lawn with mature hedge borders and a variety of trees. Paved patio with plenty of space for outdoor living.

#### General Information

Services; Mains gas, water, electricity & drainage. Gas central heating.

Council Tax Band F

Tenure; Freehold

Viewing by appointment

For sale by private treaty, subject to contract.  
Vacant possession on completion







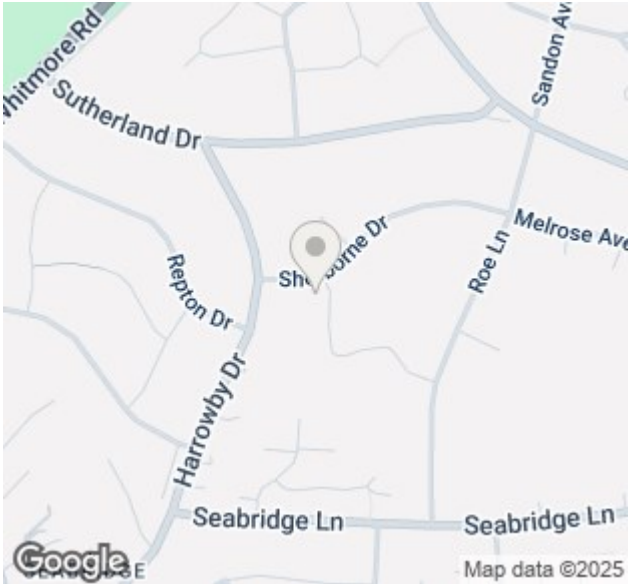
Approx Gross Internal Area  
165 sq m / 1772 sq ft



Ground Floor  
Approx 99 sq m / 1063 sq ft

First Floor  
Approx 66 sq m / 709 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |
|                                             | 62      | 82        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
|                                                                 | 55      | 69        |