



4, Montfort Place, Newcastle, ST5 2HE



**£575,000**

An extended mature family detached house situated in a prime position in the heart of the Westlands. The property is set in a good size plot and offers well presented accommodation comprising: reception hallway, guest cloakroom, living room, dining room, breakfast kitchen, inner hall, four bedrooms, ensuite shower room to the main bedroom and a family bathroom. Also benefitting from generous off road parking, an integral garage and mature well stocked gardens to both front and rear.

A lovely property conveniently located within easy reach of local schools, shops, a variety of amenities and within a mile of the Royal Stoke Hospital and Newcastle town centre.

Viewing Highly Recommended



01785 811 800

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





#### Reception Hall

A part obscure glazed hardwood front door opens to the reception hallway. With ceiling coving and recessed lights, oak flooring, obscure glazed windows to the front elevation, part panelled walls, radiator with ornate surround, doorways to the living room, guest cloakroom, breakfast kitchen and access to the first floor stairs.

#### Living Room

Glazed double doors open to this spacious reception room offering a brick feature fireplace with oak mantle, slate hearth and inset Clearview wood burning stove. Oak flooring, French doors with side windows opening to the rear patio and garden, four wall lights, radiator, bay window to the front aspect, two archtop windows to the side aspect and Virgin Media connection.

#### Guest Cloakroom

Fitted with a white suite comprising: WC and wall mounted wash hand basin with tiled splash-back and chrome mixer tap. Oak flooring.

#### Breakfast Kitchen

Fitted with a range of white finish wall and floor units, under wall unit lighting, solid hardwood block work surfaces with matching upstands, tiled splash-backs and inset composite 1 1/2 bowl sink and drainer with brushed chrome mixer tap. Window overlooking the rear garden, ceiling coving and recessed lights, radiator, cloaks cupboard, large format tiled floor and doorway to the inner hall.

Appliances including: stainless steel range cooker with glass splash-back, extractor hood with light above, integral electric oven and grill, integral fridge, dishwasher and wine chiller.

#### Inner Hall

With two wall lights, large format tiled floor, fitted storage offering plumbing for a washing machine plus spaces for a tumble dryer and freezer. Doorways to the dining room and integral garage.

#### Dining Room

With windows and door opening to the rear patio and garden, ceiling rose, coving and recessed lights, radiator and tiled floor.

#### First Floor

##### Stairs & Landing

With split level landing, two wall lights, loft access and carpet throughout.

##### Bedroom One

Offering extensive fitted wardrobes and storage, recessed ceiling lights, window to the rear elevation, radiator, carpet and doorway to the ensuite shower room.

##### Ensuite Shower Room

Fitted with a white suite comprising: low level push button WC, pedestal wash hand basin with chrome mixer tap, oversize shower enclosure with Mira sport electric shower system. Fully tiled walls, recessed ceiling lights, obscure window to the front of the property, radiator, extractor fan and vinyl flooring.

##### Bedroom Two

Offering fitted wardrobes and storage, window overlooking the rear garden, ceiling coving, radiator and carpet.

##### Bedroom Three

With rear aspect window, radiator and carpet.

##### Bedroom Four

Presently used as a study offering front aspect window, radiator and carpet.

##### Family Bathroom

Fitted with a suite comprising: WC, standard bath and panel with chrome Victorian style showerhead mixer tap, pedestal wash hand basin with chrome taps. Recessed ceiling lights, fully tiled walls and floor, obscure window to the front elevation and radiator.

##### Outside

The property is approached via a tarmac apron and gravelled driveway providing ample off road parking before an integral garage. The garage has hardwood double doors, power and lighting.

##### Front

The front garden offers mature hedgerows, trees and shrubs, timber fence panelling and an Indian stone pathway leading to an open porch with lighting before the front door. There is dual side access to the rear garden via gates and pathways.

##### Rear

The private and enclosed rear garden offers plenty of space for entertaining friends and family. With block paved patio, large lawn, mature hedgerows, stocked flowerbeds and a tree lined backdrop.

##### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band E

##### Services

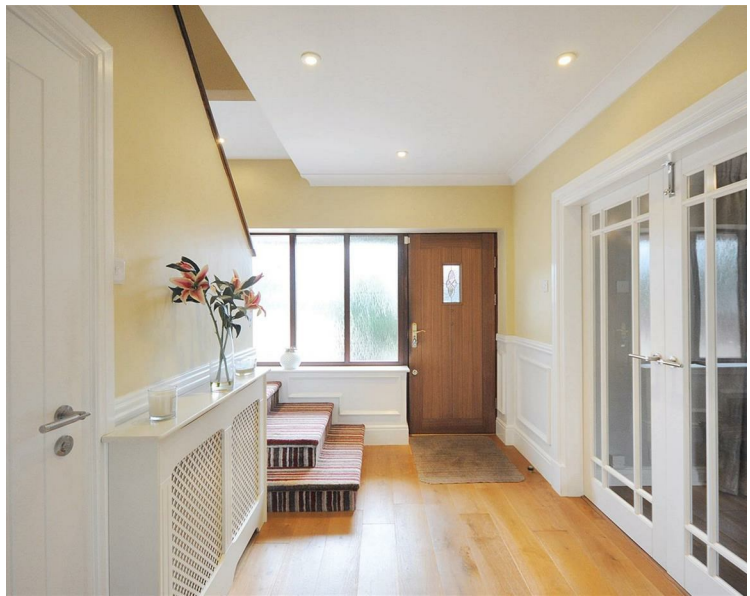
Mains gas, water, electricity and drainage.

Gas central heating

##### Viewings

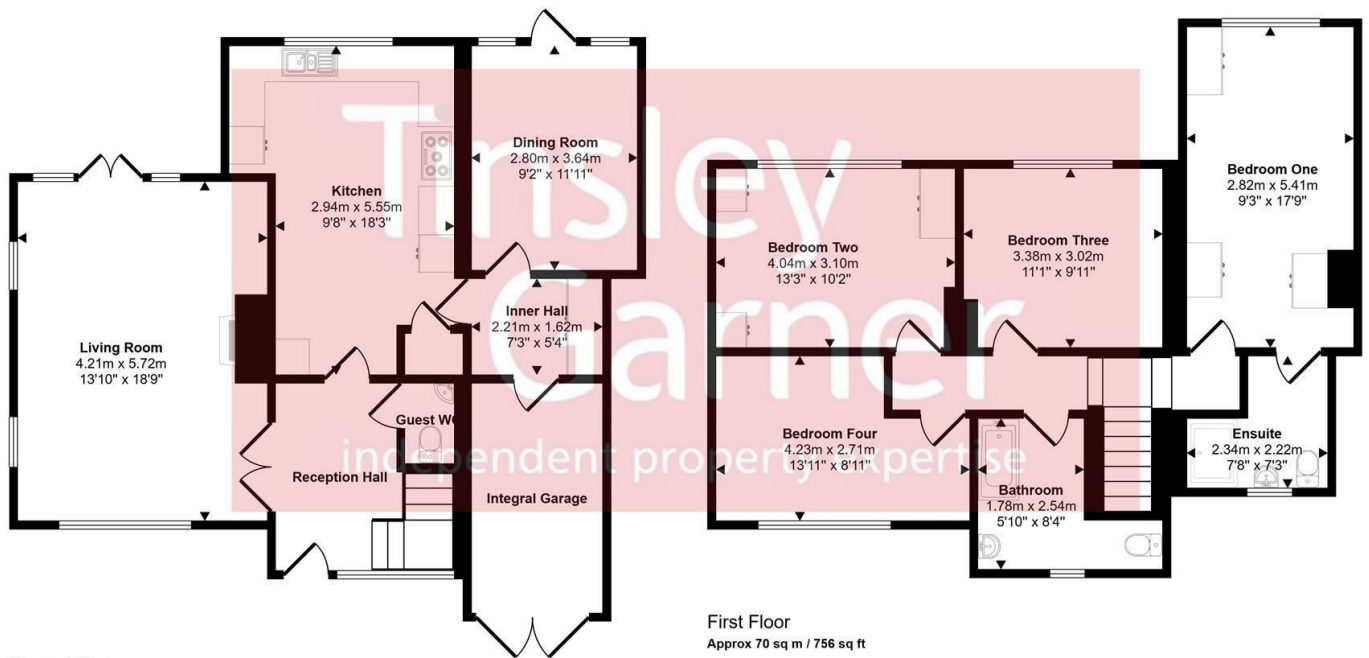
Strictly by appointment via the agent.





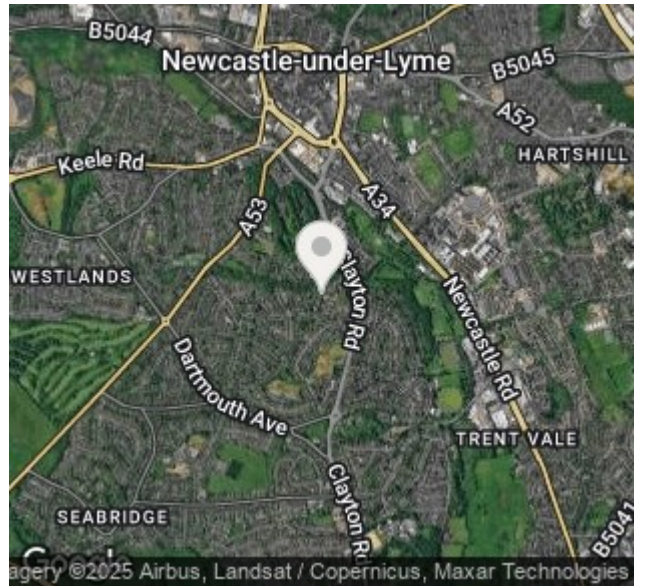
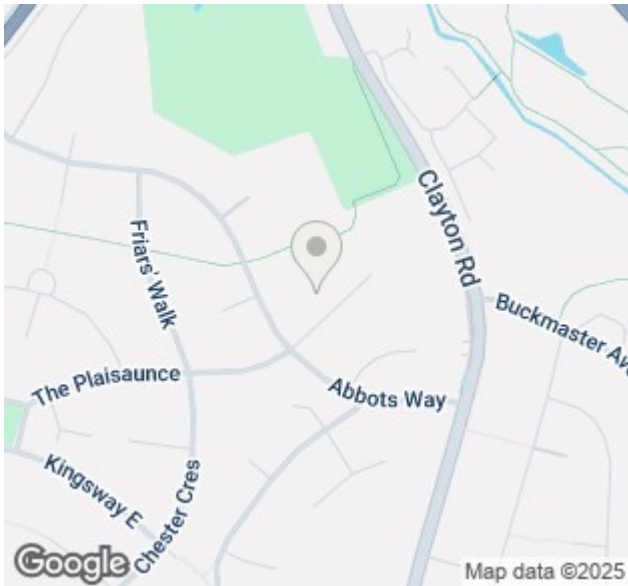


Approx Gross Internal Area  
149 sq m / 1603 sq ft



Ground Floor  
Approx 79 sq m / 847 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		69	78
EU Directive 2002/91/EC			

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		55	69
EU Directive 2002/91/EC			