



20, Sutherland Drive, Westlands, Newcastle Under Lyme, ST5 3NB



**Offers Over £850,000**

An executive detached family home set in a prime location in one of the best addresses in The Westlands. Extensively upgraded by the present owners to a high specification throughout and presented in pristine condition. Offering accommodation of generous proportions comprising: reception hallway, living room, study, sitting room, playroom, open plan kitchen diner, guest cloakroom store room, five double bedrooms with dressing room and ensuite bathroom to the main bedroom, and a family bathroom. The property is approached via a block paved driveway providing generous off road parking, also benefitting from a stunning landscaped south facing rear garden which is just perfect for entertaining in style..

A superb property nestled in a first class location - Viewing highly recommended.



**01785 811 800**

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





#### Reception Hall

A composite part obscure double glazed front door opens to the impressive hallway. With feature wall panelling, recessed ceiling lights and coving, tiled floor, radiator and under stairs storage cupboard. Doorways to the living room, sitting room, kitchen diner and access to the first floor stairs.

#### Living Room

A spacious reception room offering a modern fire surround with granite back, hearth and inset wood burning stove, uPVC double glazed bay window to the front elevation, recessed ceiling lights and coving, planked oak finish tiled floor, radiator, Sky media connection and doorway to the study.

#### Study

With uPVC double glazed window to the front aspect, recessed ceiling lights and coving, planked oak finish tiled floor and radiator,

#### Sitting Room

Open plan to the kitchen diner offering aluminium double glazed bi-fold doors opening to the rear patio and garden, modern fire surround with granite back, hearth and inset wood burning stove, recessed ceiling lights and coving, planked oak finish tiled floor, radiator, TV connection and doorway to the playroom.

#### Playroom

With aluminium double glazed bi-fold doors opening to the rear patio and garden, recessed ceiling lights and coving, planked oak finish tiled floor, radiator and TV connection.

#### Kitchen Diner

A superb kitchen diner with aluminium double glazed bi-fold doors opening to the rear patio and garden, large format tiled floor, recessed ceiling lights and feature pendant lighting, three radiators and doorways to the guest cloakroom and store room.

Fitted with an extensive range of grey finish wall, floor and island units, under wall unit lighting, quartz work surfaces and splash-backs, underset stainless steel sink with chrome swan neck mixer tap. Appliances including: 5 ring gas hob with extractor fan and light over, integral electric double oven, washing machine, dishwasher, fridge and freezer.

#### Guest Cloakroom

Fitted with a white suite comprising: low level push button WC and vanity wash hand basin with storage unit, chrome mixer tap and tiled splash-back. Recessed ceiling lights, uPVC obscure double glazed window to the side aspect, chrome towel radiator, extractor fan and large format tiled floor.

#### Store Room

With potential to be a utility, offering a uPVC double glazed window to the front of the property, recessed ceiling lights, radiator and large format tiled floor.

#### First Floor

##### Stairs & Landing

With feature wall panelling, uPVC double glazed window to the front elevation, recessed ceiling lights, radiator and carpet throughout.

##### Master Bedroom Suite

##### Bedroom Area

Offering aluminium double glazed bi-fold doors opening to a glass Juliet balcony with a fabulous open aspect view across the rear garden and beyond. With recessed ceiling lights and coving, radiator, carpet, TV connection and doorways to the dressing room and ensuite bathroom.

##### Dressing Room

With extensive built-in wardrobes & storage, dressing table, recessed ceiling lights and coving, uPVC double glazed window to the rear aspect, carpet and radiator.

##### Ensuite Bathroom

Fitted with a white suite comprising: freestanding bath with chrome pillar

shower head mixer tap, low level push button WC, twin wash hand basins with washstand and chrome mixer taps, oversize walk-in shower enclosure with mains fed twin head thermostatic shower system. Recessed ceiling lights, extractor fan, fully tiled walls, large format tiled floor, uPVC obscure double glazed window to the front elevation and chrome towel radiator.

##### Bedroom Two

With fitted wardrobes and storage to one wall, uPVC double glazed window to the front of the property, recessed ceiling lights and coving, radiator and carpet.

##### Bedroom Three

With uPVC double glazed window overlooking the rear garden, recessed ceiling lights and coving, fitted wardrobes and storage, radiator and carpet.

##### Bedroom Four

With recessed ceiling lights and coving, uPVC double glazed window to the rear elevation, fitted wardrobes and storage, radiator, carpet and TV connection.

##### Family Bathroom

Fitted with a white suite comprising: sunken centre fill bath with chrome shower head mixer tap, low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap, oversize walk-in shower enclosure with mains fed twin head thermostatic shower system. Recessed ceiling lights, extractor fan, fully tiled walls, large format tiled floor, uPVC obscure double glazed window to the front elevation and chrome towel radiator.

#### Second Floor

##### Stairs & Landing

With Velux skylight window, recessed ceiling lights, carpet, doorways to bedroom five and the attic.

##### Bedroom Five

Offering two Velux skylight windows, recessed ceiling lights, built-in storage, radiator and carpet.

##### Attic

Housing the hot water storage system and Worcester gas central heating system.

#### Outside

The property is approached via a extensive block paved driveway providing generous off road parking.

#### Front

The front garden offers mature trees and hedgerows, lawn and side access to the rear garden via a wrought iron gate and paved pathway.

#### Rear

The stunning landscaped south facing rear garden offers plenty of space for entertaining friends and family in style. Enclosed and very private with large patio areas, rolling lawn, pathways, mature trees, hedgerows and shrubs, stocked flowerbeds and borders.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band F

#### Services

Mains gas, water, electricity and drainage.

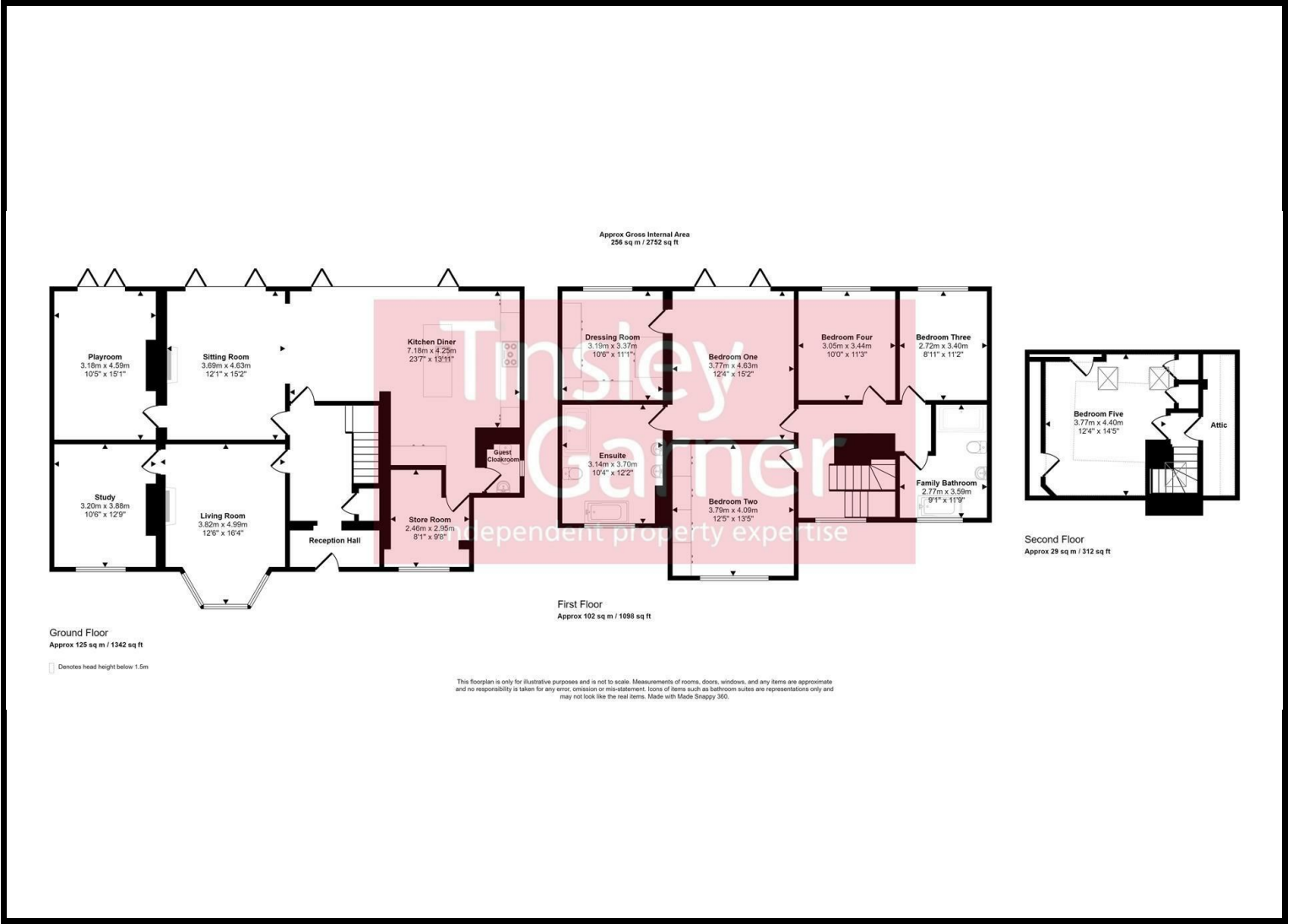
Gas central heating.

#### Viewings

Strictly by appointment via the agent.







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		

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		