



Treetops, Seabridge Lane, Newcastle under Lyme, ST5 3LS.
Offers in the region of £600,000

Whittaker Est. 1930
& Biggs

Treetops Seabridge Lane,

A rare and exciting opportunity to acquire an individual bungalow set within substantial grounds of approximately 0.6 Acres (0.2447 Hectares). These generous grounds offer development potential subject to approval, to either demolish and rebuild, or for planning permission to be sought for an additional dwelling, within the existing grounds.

This once opulent home is now in need of modernisation. Once refurbished the property would create a magnificent home worthy of its impressive gardens and surroundings. The bungalow at present has versatile and spacious accommodation which comprises of three bedrooms, bathroom with a separate WC and spacious open plan lounge with an adjoining dining area having full length windows which overlook the grounds. There is also a sizable dining kitchen with a separate utility room.

Upon entry to the property, you are welcomed into a fantastic sized reception hallway which is an impressive feature of this property. The property offers a privileged position, concealed from the roadside via a shared driveway allowing access to the private driveway which provides plentiful parking in addition to the integral double garage.

The formal cascading lawned gardens are a delightful accompaniment to the property, not only impressive in size extending in their entirety to approximately 0.6 acres. The fully landscaped gardens are also stocked with an assortment of shrubs, trees and feature borders.

Located within the affluent area of Seabridge, the property offers a non-estate position of individual homes all within the amenities of Newcastle town and Trentham Shopping Village nearby.



There are also good road links to neighbouring towns, Crewe, Nantwich, Stone and Stafford. Motorway access is approximately 2 miles away via junction 15. Newcastle also offers a good range of schools including independent schools Edenhurst Preparatory and Newcastle Under Lyme. Royal Stoke Hospital is located approximately 2.4 miles.

Offered for sale with no upward chain, we encourage a viewing to appreciate the potential of this property and its grounds.

Covered Porch

Single glazed double doors, tiled floor

Entrance Porch

Double oak doors with glazed panelling opening into the formal entrance hall.

Reception Hall

Having radiator, oak picture shelving, wall light points, access to loft space, arched internal windows through to the lounge.

Lounge 19' 11" x 13' 5" (6.07m x 4.10m)

Feature fireplace with marble inset and matching hearth having timber surround. Wall light, points, coving to ceiling, radiator. Oak framed archway allowing access into the adjoining dining area, having full length glazed timber double doors to the rear aspect. Hardwood double glazed windows to the rear aspect overlooking the gardens. Radiators, double doors with full length glaze panel giving access to the rear patio.

Dining Room/Bedroom 13' 10" x 16' 11" (4.22m x 5.16m)

Having timber double glazed windows to the rear aspect overlooking the formal gardens and raised terrace.

Timber mock beam ceiling, timber clad walls, picture rail.

Dining Kitchen 13' 10" x 13' 10" (4.22m x 4.22m)

Having a range of wall mounted cupboard and base units with a work surface over incorporating double drainer sink unit with mixer tap over. Double glazed window to the rear aspect, fully tiled walls, tiled flooring. Electric hob with extractor fan over, integral electric double oven, plumbing for washing machine. Wall mounted radiator.

Vestibule

Having built in cupboards with single glazed side entrance door giving access to the rear driveway. Access into the garage.

Utility room 11' 7" x 6' 5" (3.52m x 1.95m)

Having plumbing for washing machine, radiator, window to rear aspect. Airing cupboard housing hot water cylinder with linen storage over. Gas fired, central heating boiler.

Cloakroom

Having low level WC, pedestal wash hand basin, obscured single glazed window to the rear respect. Radiator, built in storage cupboard with shelving and hanging rail. Fully tiled walls.

Bedroom 13' 5" x 16' 11" (4.08m x 5.16m)

Having fitted wardrobes to side wall with overhead storage, fitted shelving and hanging rail. Timber double glazed window to the rear aspect, radiator, wall light point, coving to ceiling.

Bedroom 13' 9" x 13' 11" (4.19m x 4.24m)

Double glazed timber window to the front aspect with views over the front gardens, radiator. Coving to ceiling, wall light point. Fitted wardrobes to side wall



with incorporating storage and hanging rail and vanity wash hand basin.

Bathroom

Having a panelled bath with electric shower over and chrome mixer tap with shower attachment. Low level WC, pedestal wash hand basin. Radiator, fully tiled walls, shaver socket, obscured single glazed window to the rear aspect, chrome heated towel radiator, built in storage cupboard with shelving.

Externally

The property is approached from the road via a shared driveway allowing access to the bungalow and private drive. The property is set within approximately 0.6 acres comprising of lawned formal garden. There is a raised paved terrace to the perimeter of the property. The driveway provides ample off road parking for several vehicles. There is also a detached double garage with integral access from the property.

Garage 19' 2" x 18' 0" (5.84m x 5.48m)

Integral double garage having an up and over door, electric, light and power, radiator, windows to rear aspect, side entrance door.

Note:

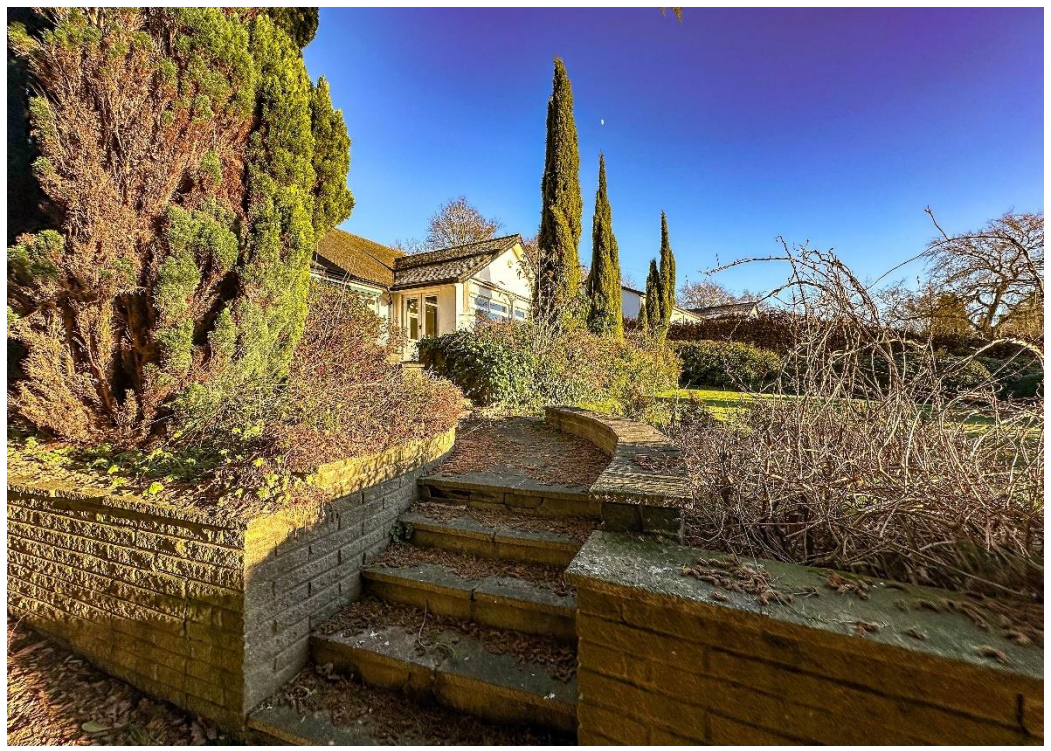
Council Tax Band: G

EPC Rating: TBC

Tenure: believed to be Freehold

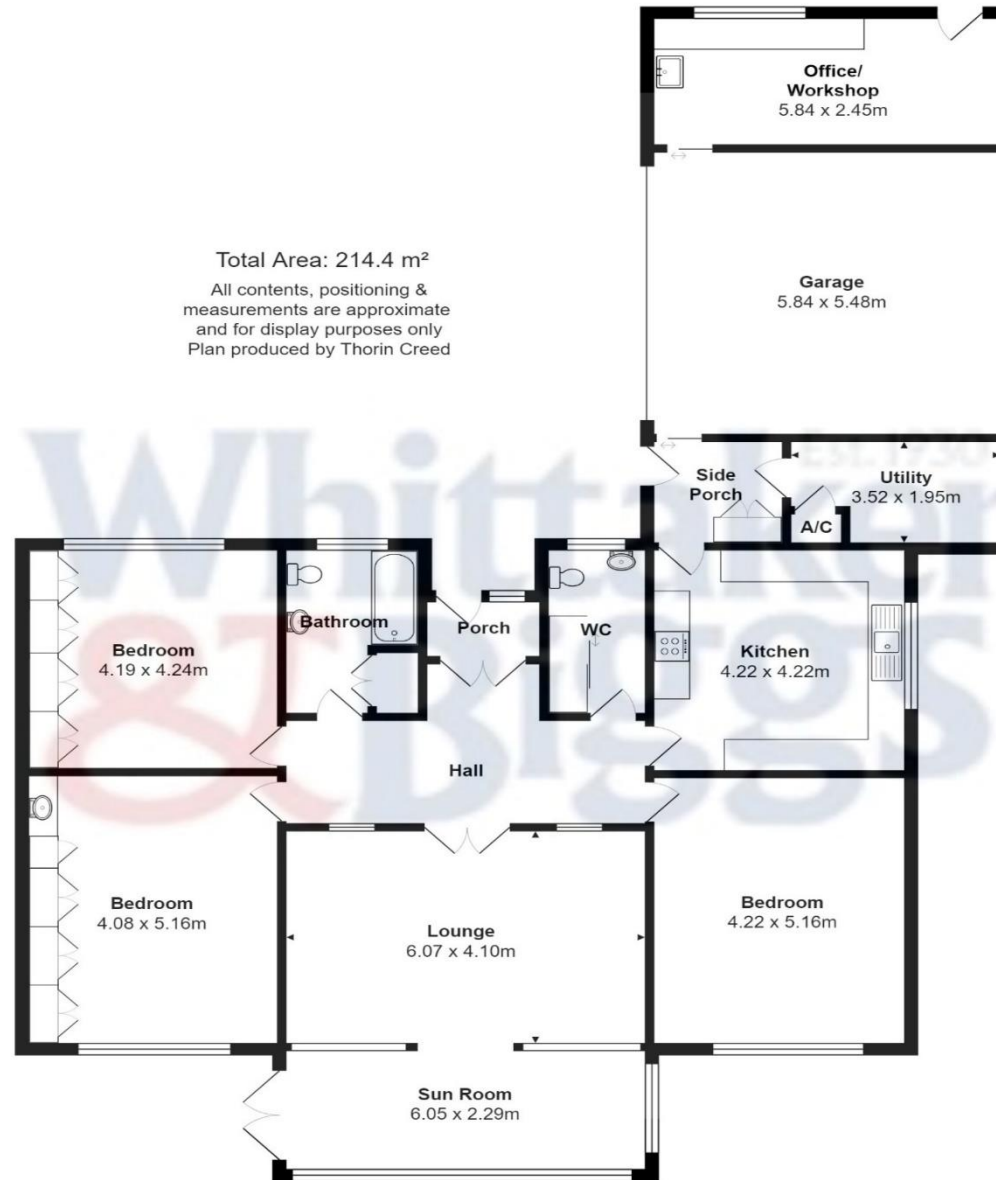
Planning: Planning advice has been sought in respect of the development potential of the property, which states *"Our above review of the site and surroundings and key planning policy demonstrates that the plot is located within the settlement boundary of Newcastle upon Lyme in an area that has seen both replacement dwellings and new dwellings within garden areas."*







Total Area: 214.4 m²
All contents, positioning &
measurements are approximate
and for display purposes only
Plan produced by Thorin Creed





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