

29 Ludford Close, Waterhayes, Newcastle, Staffs, ST5 7SD



Freehold £280,000

**** A MOVE IN READY TO GO HOME WITH NO VENDOR CHAIN !! **** Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented and up to date modern day detached home situated in a pleasant cul de sac location in Waterhayes. This desirable home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance lobby, bay fronted lounge, dining room, half brick & Upvc double glazed conservatory, modern fitted kitchen, utility room, downstairs WC and to the first floor are four bedrooms along with a family shower room and ensuite shower room off the master bedroom. Externally the property is set on a generous plot with gardens to front and rear along with off road parking and an integral garage. Viewing of this home is highly recommended !

ENTRANCE HALLWAY

With Upvc double glazed frosted front access door with inset lead pattern and stained glass, pendant light fitting, panelled radiator, wood effect laminate flooring, stairs to first floor landing and door leads off to;



LOUNGE 4.14m x 4.04m (13'7" x 13'3")

With Upvc double glazed bay window to front, coving to ceiling, pendant light fitting, feature fireplace with inset coal effect gas fire, TV aerial connection, panelled radiator, power points and double multi-glazed French doors provide access to;



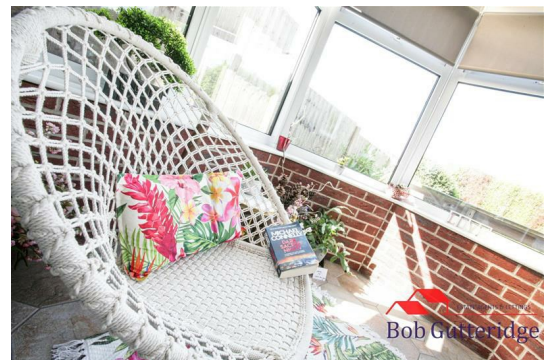
DINING ROOM 2.97m x 2.67m (9'9" x 8'9")

With aluminium sliding patio doors to rear, pendant light fitting, coving, panelled radiator, wood effect laminate flooring, power points and access off to;



HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 2.34m x 2.18m (7'8" x 7'2")

With Upvc double glazed panels to sides and rear, Upvc double glazed patio door to rear, ceramic tiled flooring and power points.



FITTED KITCHEN 3.63m x 3.20m (11'11" x 10'6")

With Upvc double glazed window to rear, pendant light fitting, a range of base and wall mounted wood effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with inset bowl and half plasticised sink unit with mixer tap above, ceramic splashback tiling, tile effect laminate flooring, extractor hood, space for freestanding gas cooker, space for American fridge/freezer, power points, panelled radiator and access off to;



UTILITY ROOM 2.16m x 1.78m (7'1" x 5'10")

With Upvc double glazed window to rear, Upvc double glazed side access door, pendant light fitting, panelled radiator, power points, plumbing for automatic washing machine, space for condenser dryer, base mounted storage cupboard with round edge work surface with built in stainless steel sink unit with mixer tap above, power points and a Valliant combination boiler providing the domestic hot water and central heating systems. Door leads off to;



GROUND FLOOR WC 1.32m x 1.07m (4'4" x 3'6")

With Upvc double glazed frosted window to side, pendant light fitting, panelled radiator, a white suite comprising of low level WC, vanity sink unit with chrome mixer tap above and tile effect flooring.



FIRST FLOOR LANDING

With Upvc double glazed window to front, pendant light fitting, access to loft space and doors to rooms including;



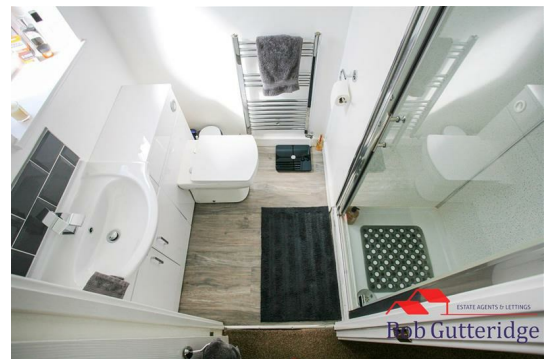
BEDROOM ONE 3.91m x 3.35m (12'10" x 11'0")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, power points, built in wardrobe providing ample domestic hanging space and storage space plus access to;



EN SUITE SHOWER ROOM 2.08m x 1.40m (6'10" x 4'7")

With Upvc double glazed frosted window, a white built in suite comprising of WC, vanity sink unit with chrome mixer tap above, built in shower cubicle with aqua boarding to splashback, modern wood effect flooring and a chrome towel radiator.



BEDROOM TWO 3.23m x 2.49m (10'7" x 8'2")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator and power points.



BEDROOM THREE 3.02m x 2.51m (9'11" x 8'3")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator and power points.



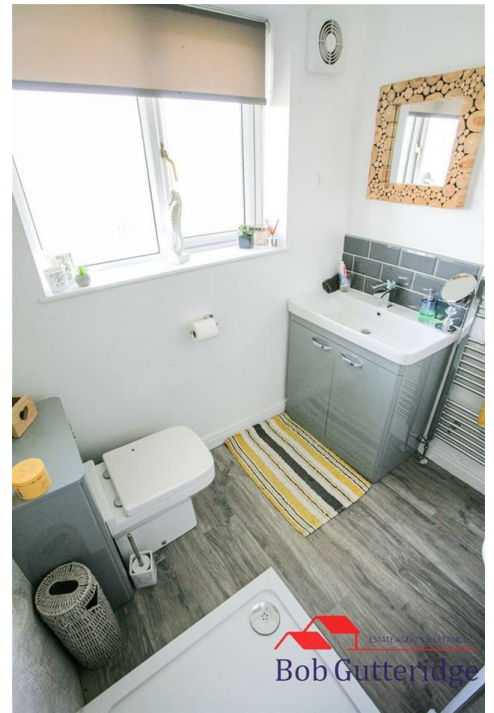
BEDROOM FOUR 2.51m x 2.49m (8'3" x 8'2")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator and power points.



FAMILY SHOWER ROOM 2.51m x 1.93m (8'3" x 6'4")

With Upvc double glazed frosted window to rear, spotlight fittings, a built in suite comprising of WC, vanity sink unit with chrome mixer tap above, walk in shower with aqua boarding to walls, modern grey wood effect flooring and chrome heated towel radiator.



EXTERNALLY



FORE GARDEN

With mature conifers to borders, two lawn sections, a double length tarmac driveway allows for off road parking for two vehicles, external lighting and access alongside the property to;



REAR GARDEN

Bounded by concrete post and timber fencing along with mature conifers, an expansive paved area allows for ample patio and sitting space and a lawn section with mature hedges to borders.



INTEGRAL GARAGE 4.88m x 2.49m (16'0" x 8'2")

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

COUNCIL TAX

Band 'C' amount payable to Newcastle under Lyme Borough Council.

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

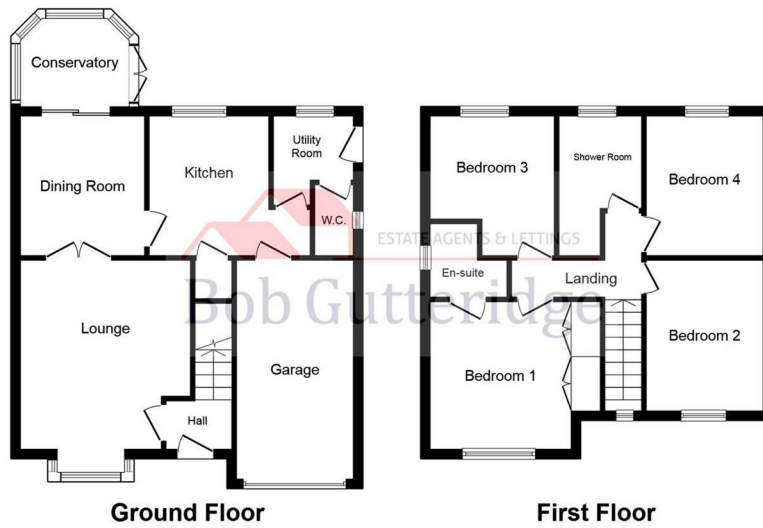
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday 9.00am - 5.30pm
 Saturday 9.00am - 4.30pm
 Sunday 2.00pm - 4.30pm

