

## 3 Michaels Close, Porthill, Newcastle, Staffordshire, ST5 8QY



**Freehold Offers in excess of £475,000**

Introducing this immaculate detached property situated in a cul de sac position in Porthill, an ideal home for families and couples. Located in a desirable area with excellent local amenities, this residence offers a comfortable and convenient lifestyle. Boasting a unique and charming character, this property features several standout highlights. Step into the spacious "L" shaped lounge/sitting room, which offers an open-plan layout, large windows that flood the space with natural light, and a beautiful fireplace with a log burner, creating a warm and inviting atmosphere. The room also provides a delightful view of the garden and easy access to it. The open-plan kitchen is another impressive feature of this home. With its wood countertops and hand-built craftsmanship, it exudes a sense of elegance and warmth. The kitchen is perfect for culinary enthusiasts and provides a stylish space for entertaining guests. This property offers four double bedrooms, each with its own distinctive features. The master bedroom boasts an en-suite bathroom, ample natural light, and a spacious walk-in closet. Bedroom two also includes an en-suite and built-in wardrobes, while bedroom three offers built-in wardrobes and an abundance of natural light. Bedroom four, in addition to being a double bedroom, provides ample space for a games room, offering versatility and flexibility for homeowners. Additionally, this stunning property includes a garage and parking, catering to the needs of modern-day living.

This delightful home presents an exceptional opportunity to reside in comfort and style. Don't miss out on the chance to make it your own. Contact us today to arrange a viewing.

## ENTRANCE HALL

With composite double glazed frosted front access door with inset lead pattern, frosted double glazed panels to sides, pendant light fitting, double panelled radiator, oak flooring, built in meter cupboard, stairs to first floor landing, double doors reveal a built in cloaks, power points, BT telephone point (Subject to usual transfer regulations) and doors to rooms including;



## OPEN PLAN "L" SHAPED LOUNGE / SITTING ROOM 6.02m reducing to 3.63m x 6.25m reducing to 3.71m (19'9" reducing to 11'11" x 20'6" reducing to 12'2")

With two Upvc double glazed windows to front, Upvc double glazed window to side, Upvc double glazed patio door to rear with double glazed panels to sides plus skylights, coving to ceiling, sixteen spotlight fittings, two panelled radiators, feature fireplace with stone hearth plus cast iron log burner, TV aerial connection point, Virgin Media connection point (Subject to usual transfer regulations) and power points.



**BESPOKE MADE FITTED KITCHEN / BREAKFAST ROOM 4.50m to cupboard x 3.43m (14'9" to cupboard x 11'3")**

With Upvc double glazed half bay window to rear, eleven spotlight fittings, a range of base and wall mounted hand built oak/ash storage cupboards providing ample domestic cupboard and drawer space, solid woodblock work surface with built in porcelain sink unit with mixer tap above, space for range cooker with extractor hood, space for American fridge/freezer, integrated dishwasher, travertine tiled flooring, built in breakfast bar, power points and access to;



**ORANGERY 3.45m x 2.74m (11'4" x 9'0" )**

With Upvc double glazed window to rear, Upvc double glazed French doors to side, vaulted double glazed roof, six spotlight fittings, travertine tiled flooring, power points and door to built in utility cupboard providing space for a stacked washing machine and dryer.



**INNER HALLWAY**

With pendant light fitting, engineered oak flooring, panelled radiator and doors to rooms including;

**GAMES ROOM / BEDROOM FOUR 5.08m x 4.22m (16'8" x 13'10")**

With Upvc double glazed windows to front and side aspects, coving to ceiling, two four lamp light fittings, panelled radiator, oak flooring, power points, TV aerial connection, power points and a feature bespoke home bar with media storage and inset lighting.



### **BEDROOM THREE 3.96m x 4.27m (13'0" x 14'0")**

With Upvc double glazed window to side, Upvc double glazed patio door to rear, coving to ceiling, pendant light fitting, TV aerial connection points, double panelled radiator, power points and built in wardrobes providing ample domestic hanging space and storage space.



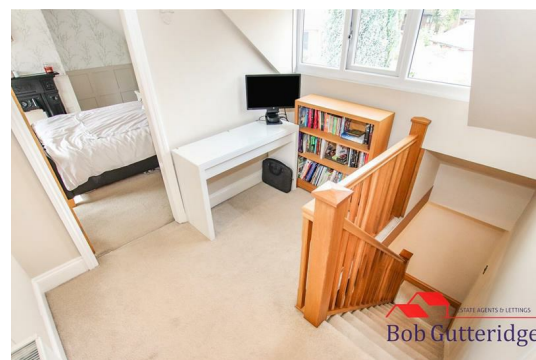
### **SHOWER ROOM 2.36m x 1.75m (7'9" x 5'9")**

With Upvc double glazed frosted window to rear, pendant light fitting, a white suite comprising of low level WC, vanity sink unit with chrome mixer tap above, ceramic splashback tiling, built in double shower enclosure with Triton electric shower and granite effect tiled flooring.



### **FIRST FLOOR LANDING**

With Upvc double glazed window to front, two spotlight fittings, panelled radiator, built in store and doors to rooms including;



### **BEDROOM ONE 4.32m x 3.35m (14'2" x 11'0")**

With Upvc double glazed window to rear, pendant light fitting, wall light fitting, panelled radiator, feature cast iron fireplace, power points and access to;



### **WALK IN WARDROBE 3.63m x 2.18m (11'11" x 7'2")**

With Upvc double glazed window to rear, four spotlight fittings, built wardrobes providing ample domestic shelving and hanging space, power points plus door to;



**LUXURY FOUR PIECE EN-SUITE BATHROOM 3.58m x 2.36m (11'9" x 7'9")**

With double glazed Velux window to front, four lamp light fitting, a white suite comprising a low level WC, his & hers circular sink units, walk in double shower with thermostatic direct flow shower, oversized bath unit, travertine wall / floor tiling and under floor heating.





**BEDROOM TWO 5.21m x 3.89m reducing to 2.74m (17'1" x 12'9" reducing to 9'0")**

With Upvc double glazed windows to side and rear aspects, two pendant light fittings, power points, panelled radiator, built in double and single wardrobes and door to;



**EN-SUITE SHOWER ROOM 2.49m x 1.40m (8'2" x 4'7")**

With Upvc double glazed frosted window to rear, three spotlight fittings, fully tiled in high glazed white wall ceramics, a white suite comprising of low level WC, vanity sink unit with chrome mixer tap above, walk in shower enclosure with thermostatic direct flow shower, modern chrome towel radiator and vinyl cushion flooring.



**EXTERNALLY**



**FORE GARDEN**

Bounded by garden walls along with timber fencing, a double timber gate provides vehicular access to the front of the property, garden block walls with mature shrubs to borders, a gravelled driveway allows for ample off road parking and access leads off to;



## REAR GARDEN

Bounded by garden brick/block walls along with timber fencing, an expansive Indian stone paved area provides ample patio and sitting space, lawned area with sleepers to borders with mature shrubs, a raised decked area provides a tranquil and peaceful sitting area to dine and soak in the summer sun, a pathway leads alongside the property to a further decked area with a BBQ shelter along with a private area with power supply for a hot tub.



## SIDE BBQ & HOT TUB AREA



### **DETACHED GARAGE / WORKSHOP 6.88m x 4.88m (22'7" x 16'0")**

With double timber front access doors , electricity consumer unit, fluorescent tube light fittings, power points and ample external storage space.

### **COUNCIL TAX**

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

### **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 !

### **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**

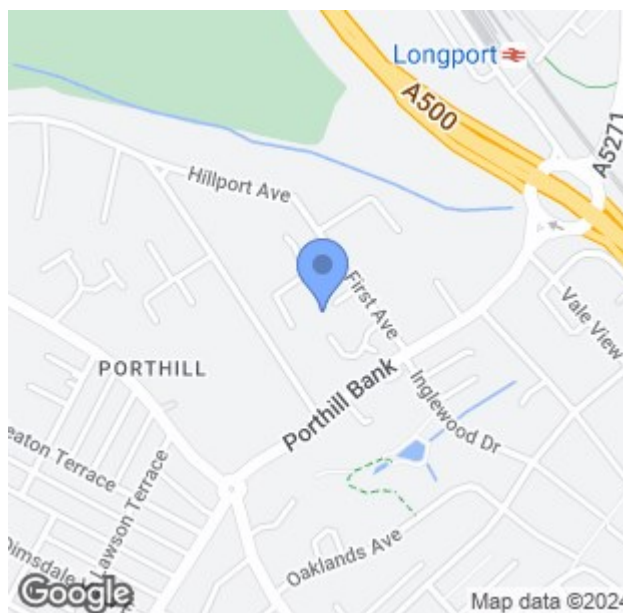
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

### **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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	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

