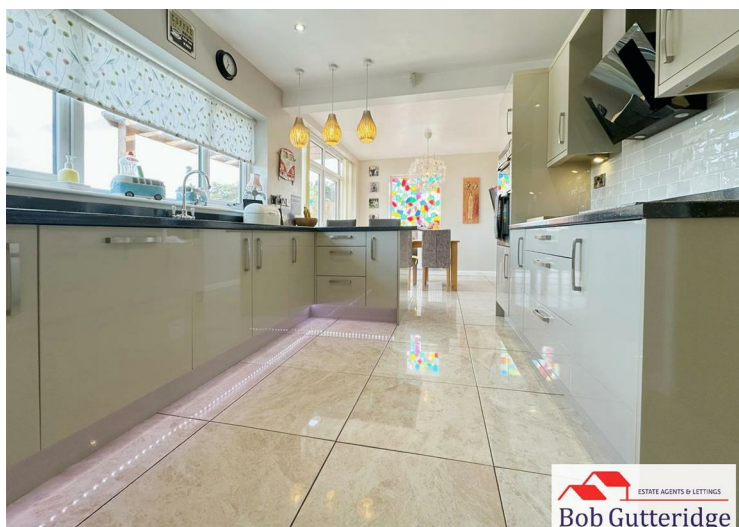


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Roseville Second Avenue, Porthill, Newcastle, Staffordshire, ST5 8NS



Freehold Offers in excess of £450,000

Introducing this immaculate Detached property in Porthill, ideal for those seeking a comfortable and peaceful lifestyle. Located in a serene neighbourhood, this home is surrounded by local amenities and offers a tranquil living experience. Entering the property, you are greeted by a welcoming and spacious entrance hall which provides access to the generous accommodation, including an updated downstairs WC. A spacious lounge with large windows, providing ample natural light. Continuing on, the open-plan kitchen/diner is a highlight of this home. Equipped with modern appliances, it boasts a utility room for added convenience. With its abundance of natural light and a designated dining space, the kitchen is perfect for hosting family meals and socializing with friends. Accessed via a second staircase, a versatile further sitting room or bedroom can be located, with dual aspects windows to front and rear this room offers an abundance of natural light along with access to its very own balcony which provides delight views over the beautiful garden. The Master bedroom, complete with an en-suite WC / built-in wardrobes, a tranquil ambiance, offers the utmost comfort and privacy. This property also includes a four piece bathroom, perfect for unwinding after a long day. Outside, you'll find an integral garage and ample parking for several vehicles, ensuring secure storage and convenient accessibility. The garden, an exceptional feature of this property, provides a serene escape with the added luxury of a hot tub and power supplied summerhouse. With three/four bedrooms in total and potential for customization, this property offers endless opportunities to create a dream home tailored to your specific needs.

ENTRANCE HALL

With composite double glazed frosted front access door with inset lead pattern, double glazed frosted panels to sides, pendant light fitting, two spotlight fittings, sensor lighting, battery and mains smoke alarm, oak effect flooring, power points, BT telephone point (Subject to usual transfer regulations), power points, stairs to first floor landing and doors to rooms including;



DOWNSTAIRS WC 2.08m x 1.57m (6'10" x 5'2")

With Upvc double glazed frosted window to front with inset lead pattern, two spotlight fittings, Manrose extractor fan, a white built in suite comprising of vanity sink unit with chrome mixer tap above, dual flush built in WC, ceramic splashback tiling, porcelain tiled flooring, panelled radiator and wall mounted LED mirror.



SPACIOUS LOUNGE 5.46m x 3.63m (17'11" x 11'11")

With Upvc double glazed bow window to front with inset lead pattern, pendant light fitting, three wall light fittings, spotlight fitting, wall mounted focal electric fire, TV aerial connection point, oak effect flooring, panelled radiator and power points.



LUXURY FITTED KITCHEN / DINER 6.45m x 2.92m (21'2" x 9'7")

With Upvc double glazed window to rear, Upvc double glazed double patio doors to rear, a beautiful feature stained glass and lead pattern window to side, two panelled radiators, pendant light fitting, three downlights, four spotlight fittings, under cupboard lighting, heat detector, a range of base and wall mounted high gloss storage cupboards providing ample domestic cupboard and drawer space, granite effect round edge work surface with built in breakfast bar, built in bowl and a half stainless steel sink unit with chrome mixer tap above, integrated four ring ceramic electric induction hob unit with extractor hood above, integrated NEFF oven with grill, built in NEFF dishwasher, integrated Bosch microwave, ceramic splashback tiling, porcelain tiled flooring, TV aerial connection, power points and door leads off to;



UTILITY ROOM 1.57m x 2.26m to storage cupboards (5'2" x 7'5" to storage cupboards)

With four spot light fittings, plumbing for automatic washing machine, space for condenser dryer, round edge work surface in granite effect with matching upstands, panelled radiator, power points, porcelain tiled flooring, built in storage cupboards providing ample storage space and space/plumbing for American fridge/freezer.

STAIRCASE TO DUAL ASPECT SITTING ROOM

A traditional metal scroll balustrade provides access to;



SITTING ROOM / BEDROOM FOUR 6.20m x 5.16m (20'4" x 16'11")

With two Upvc double glazed windows to front with inset lead pattern, Upvc double glazed French doors to rear with double glazed units to sides, three downlights, pendant light fitting, two spotlight fittings, coving, feature fireplace with marble hearth, inset spotlight fitting plus modern stone effect tiling, TV aerial connection point, three panelled radiators, access to loft space, battery and mains smoke alarm, power points and a feature lead pattern and stained glass window which features in the first floor landing.



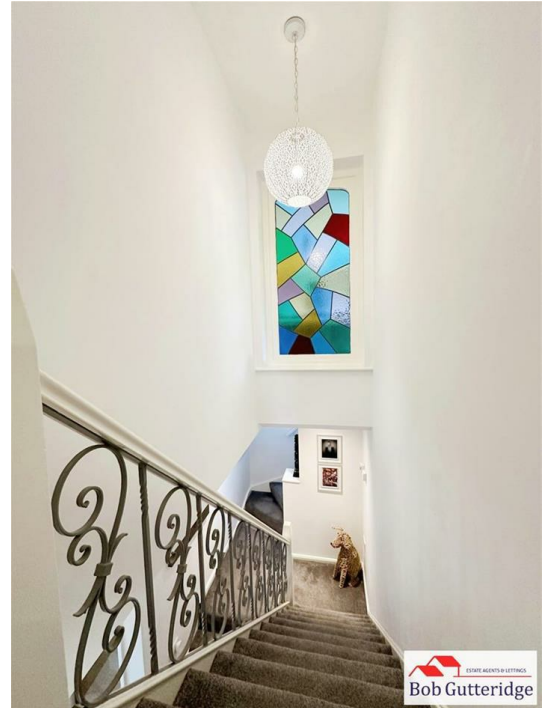
BALCONY

A wonderful place to sit and enjoy delightful views over the serene rear garden, enclosed with metal and glass, external wall light fitting and a wonderful place to start the day with a cuppa !



FIRST FLOOR LANDING

With two pendant light fittings, battery and mains smoke alarm, access to loft space, power points and doors to rooms including;



BEDROOM ONE (REAR) 4.11m reducing to 3.18m x 2.95m (13'6" reducing to 10'5" x 9'8")

With Upvc double glazed window to rear, Upvc double glazed feature stained glass and lead pattern window to side, smoke alarm, pendant light fitting, panelled radiator, power points, TV aerial connection and door to;



EN-SUITE WC / WALK IN WARDROBE 2.24m x 1.35m (7'4" x 4'5")

With Upvc double glazed frosted window to rear, two spotlight fittings, panelled radiator, a dual flush built in WC, vanity sink unit with chrome mixer tap above, ceramic splashback tiling, porcelain tiled flooring, power points, extractor fan and sliding wardrobe doors reveal built in wardrobes providing ample domestic hanging space and storage space.



BEDROOM TWO (FRONT) 4.11m x 3.63m reducing to 2.59m (13'6" x 11'11" reducing to 8'6")

With Upvc double glazed window to front with inset lead pattern, two pendant light fittings, smoke alarm, panelled radiator, power points, TV aerial connection point and built in wardrobe providing ample domestic hanging space and storage space.



BEDROOM THREE (FRONT) 3.96m reducing to 3.12m x 2.49m (13'0" reducing to 10'3" x 8'2")

With Upvc double glazed window to front with inset lead pattern, two downlights, pendant light fitting, panelled radiator, power points, TV aerial point and built in wardrobe providing ample domestic hanging space and storage space.



LUXURY FOUR PIECE BATHROOM 2.92m x 2.39m (9'7" x 7'10")

With Upvc double glazed frosted window to rear, built in Bluetooth speakers, four spotlight fittings, extractor fan, a modern white suite comprising of "his & hers" vanity sink units with chrome taps above, built in bath unit with chrome central waterfall mixer tap, built in dual flush WC, walk in shower enclosure with thermostatic direct flow shower plus aqua boarding to splashback. porcelain tiled flooring, built in TV over bath, traditional style towel radiator, LED mirror and ceramic wall tiling.



EXTERNALLY



FRONT GARDEN

Bounded by garden brick/block walls with timber fencing, double timber gate providing vehicular access to the front of the property, an expansive Indian stone paved driveway providing ample off road parking for several vehicles, external lighting, steps to the front of the property, garden brick retaining walls with mature shrubs, paved patio area and wrought iron gate provides access to;



REAR GARDEN

Bounded by garden block walls along with mature hedges to borders, an expansive landscaped split level paved area providing ample patio and sitting space, external lighting, cold water supply, external power points, covered hot tub area offering a superb private place to unwind and relax after along day ! There is a lawn section with mature shrubs to borders along with a garden timber shed and access to;



SUMMER HOUSE 2.84m x 2.82m (9'4" x 9'3")

With two Upvc double glazed windows to side aspects, Upvc double glazed patio doors, pendant light fitting, electricity consumer unit, TV aerial connection, wall mounted electric heater, modern grey flooring and power points.



INTEGRAL GARAGE 6.78m x 3.23m (22'3" x 10'7")

With metal up and over door, Upvc double glazed window to side, Alpha combination boiler providing the domestic hot water and central heating systems, gas meter, two fluorescent light fittings, two electricity consumer units, electric meter, wall light fitting, power points and ample external storage space.

COUNCIL TAX

Band 'D' 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		77 C
55-68	D	67 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

