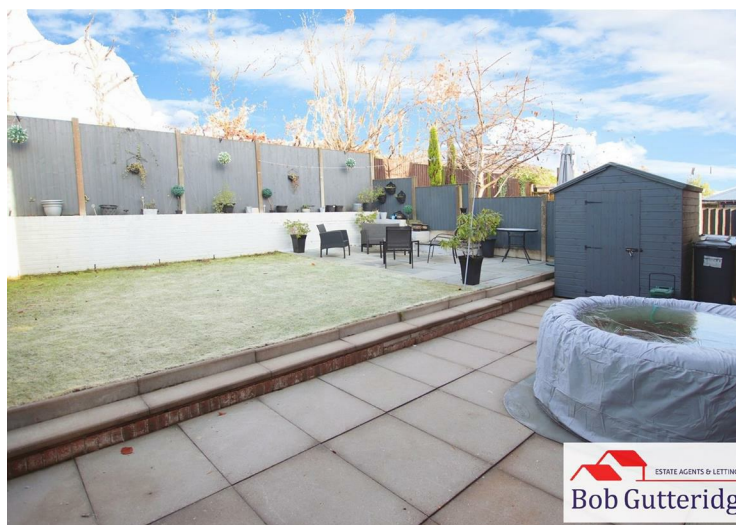


## 38 Old Hall Drive, Bradwell, Newcastle, Staffs, ST5 8RQ



**Freehold Offers in excess of £280,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented and double storey extended detached family home situated in this ever popular Bradwell location. The vendors have presented this home beautifully throughout and over recent years modernised and updated the property, as such the end result is something very desirable ! As you would expect this home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance hall, sitting room, bay fronted lounge, luxury fitted kitchen/diner with quartz work surfaces and to the first floor are four generous bedrooms along with a beautiful first floor bathroom and fully tiled en-suite shower room. Externally to the front the property allows for off road parking for three vehicles and to the rear an enclosed garden featuring two patios and a lawn. The location is perfect for access to Bursley Academy as well as providing ease of access to the A34 & A500. Viewing Highly Recommended !

### ENTRANCE HALL

With composite frosted double glazed front access door with frosted double glazed panel to side, smoke alarm, pendant light fitting, power point, double panelled radiator, ceramic tiled flooring stairs to first floor landing and doors to rooms including;



### SITTING ROOM 3.40m x 2.49m (11'2" x 8'2")

With Upvc double glazed window to front, coving to ceiling, four spotlight fittings, panelled radiator, power points, TV aerial connection and door providing access to kitchen/diner.





**BAY FRONTED LOUNGE 4.04m into bay x 3.94m (13'3" into bay x 12'11")**

With half Upvc double glazed bay window to front, coving to ceiling, pendant light fitting, panelled radiator, Virgin Media connection point (Subject to usual transfer regulations), marble feature fireplace with built in living flame coal effect gas fire, power points, door to built in store and access off to;



## OPEN PLAN FITTED KITCHEN / DINING ROOM 7.77m x 3.51m reducing to 2.82m (25'6" x 11'6" reducing to 9'3")

With two Upvc double glazed windows to rear, Upvc double glazed double patio doors to rear, composite frosted glazed side access door, coving to ceiling, heat detector, seven spotlight fittings, pendant light fitting, panelled radiator, modern vertical radiator, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, quartz work surfaces with matching upstands, integrated bowl and a half sink unit with chrome mixer tap above, ceramic tiled flooring, two integrated CDA ovens, integrated fridge/freezer, plumbing for automatic washing machine, space for integrated tumble dryer, integrated dishwasher, spurs for appliances, power points and tiled flooring to kitchen area.



## FIRST FLOOR LANDING

With access to two loft spaces, battery and mains smoke alarm, two pendant light fittings, power point, door to built in storage cupboard and doors to rooms including;

## BEDROOM ONE (FRONT) 3.96m reducing to 3.12m x 3.40m (13'0" reducing to 10'3" x 11'2")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, power points and door leads off to;



### FULLY TILED EN-SUITE SHOWER ROOM 2.21m x 1.68m (7'3" x 5'6")

With Upvc double glazed frosted window to front, enclosed light fitting, extractor fan, fully tiled in high glazed white wall ceramics, ceramic tiled flooring, modern radiator, a white suite comprising of built in dual flush WC, ceramic sink unit with chrome mixer tap above, corner glazed shower enclosure with Gainsborough electric shower and door to built in vanity cupboard.



### BEDROOM TWO (REAR) 2.90m x 3.07m (9'6" x 10'1")

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



### BEDROOM THREE (FRONT) 3.10m x 2.51m (10'2" x 8'3")

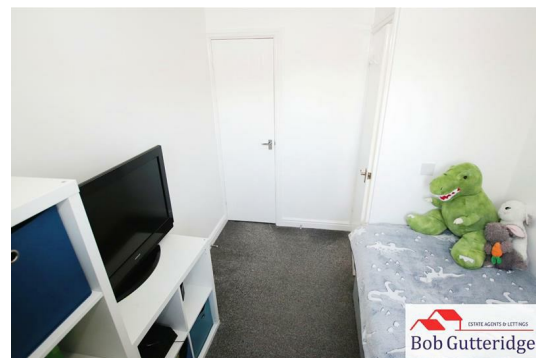
With Upvc double glazed window to front, pendant light fitting, panelled radiator and power points.





## **BEDROOM FOUR (REAR) 3.02m reducing to 2.11m x 2.39m maximum (9'11" reducing to 6'11" x 7'10" maximum)**

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



## **LUXURY FULLY TILED BATHROOM**

With Upvc double glazed frosted window to rear, fully tiled in high glazed white ceramics with inset decorative border tile, tiled flooring, modern chrome towel radiator, a white built in suite comprising of dual flush WC, vanity sink unit with chrome mixer tap above, panelled bath unit with chrome mixer tap plus thermostatic direct flow shower and glazed shower screen.



## **EXTERNALLY**

## FORE GARDEN

With a tarmac driveway allowing for off road parking for three vehicles, conifers to border, slate chipping with mature shrubs and access along both sides of the property, external EV charging point and access to;

## REAR GARDEN

Bounded by concrete post and timber fencing along with garden brick walls, two paved areas providing ample patio and sitting space, lawn section and two garden timber sheds.



## 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**

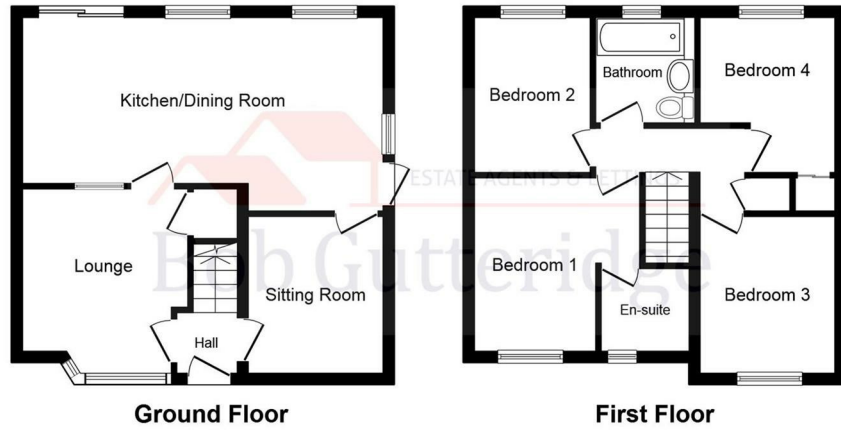
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## **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.



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 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

