

12 Cheswardine Road, Bradwell, Newcastle, Staffs, ST5 8SG



Freehold Offers in excess of £285,000

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented and spacious detached home situated on a desirable residential development in Bradwell. 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, downstairs WC, utility area, bay fronted lounge, dining room, half brick & Upvc double glazed conservatory, modern fitted kitchen and to the first floor a modern shower room can be found along with four generous bedrooms with bedroom one offering an en-suite shower room. Externally the frontage has been widened to allow for off road parking for three vehicles and to the rear an enclosed rear garden can be found. The location is perfect for access to the A34 & A500 as well as being near to local shops, schools and amenities. Viewing Advised !

ENTRANCE HALL

With Upvc double glazed frosted front access door, artex to ceiling, coving, two pendant light fittings, double panelled radiator, oak effect laminate flooring, power points, stairs to first floor landing and doors to rooms including;



DOWNSTAIRS WC 1.45m x 0.84m (4'9" x 2'9")

With artex to ceiling, pendant light fitting, a white suite comprising of low level WC, wall mounted sink unit with ceramic splashback tiling, tile effect vinyl cushion flooring, panelled radiator and extractor fan.



UTILITY AREA 3.56m x 2.36m (11'8" x 7'9")

With glazed side access door, two fluorescent tube light fittings, electricity consumer unit, Worcester combination boiler providing the domestic hot water and central heating systems, plumbing for automatic washing machine, space for condenser dryer, round edge work surface with built in stainless steel sink unit, space for fridge/freezer, power points and access to;



INTEGRAL STORE

With metal up and over door and ample storage space.

BAY FRONTED LOUNGE 4.50m + bay x 3.71m (14'9" + bay x 12'2")

With Upvc double glazed bay window to front with inset Georgian pattern, artex to ceiling, coving, decorative ceiling rose, pendant light fitting, two double panelled radiators, two wall light fittings, feature oak fire surround with log effect electric fire plus granite hearth, Virgin & BT connection points (Subject to usual transfer regulations), power points and double multi-glazed French doors lead off to;



DINING ROOM 3.68m x 2.69m + door recess (12'1" x 8'10" + door recess)

With aluminium double glazed sliding patio door to rear, artex to ceiling, decorative ceiling rose, coving, panelled radiator, power points and access off to;



HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 2.74m x 2.79m (9'0" x 9'2")

With Upvc double glazed panels to sides and rear, Upvc double glazed double patio doors to side, Upvc double glazed vaulted roof and power points.



MODERN FITTED KITCHEN 4.32m x 2.72m (14'2" x 8'11")

With Upvc double glazed windows to rear and side aspects, Upvc double glazed rear access door, artex to ceiling, coving, six spotlight fittings, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built in porcelain sink unit with chrome mixer tap above, integrated four ring electric ceramic induction hob unit with extractor hood above, built in oven with grill above, plumbing for dishwasher, space for fridge/freezer, modern grey wood effect flooring, ceramic splashback tiling and power points.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to side with inset Georgian pattern, artex to ceiling, coving, access to loft space, smoke alarm, power point, door to built in airing cupboard with panelled radiator and ample drying space plus doors to rooms including;



BEDROOM ONE (FRONT) 3.53m x 3.33m to wardrobe frontage (11'7" x 10'11" to wardrobe frontage)

With Upvc double glazed window to front with inset Georgian pattern, artex to ceiling, pendant light fitting, panelled radiator, TV aerial lead, sliding wardrobe doors reveal built in wardrobes providing ample domestic hanging space and storage space, power points plus door leads off to;



EN-SUITE SHOWER ROOM 2.34m x 1.19m (7'8" x 3'11")

With Upvc double glazed frosted window to side with inset Georgian pattern, artex to ceiling, coving, pendant light fitting, enclosed light fitting, electric shaver socket, fully tiled in high glazed white wall ceramics with decorative border tile and random pattern tile, panelled radiator, tile effect laminate flooring, a white suite comprising of low level WC, pedestal sink unit and shower enclosure with Triton electric shower.



BEDROOM TWO (FRONT) 3.15m x 2.82m (10'4" x 9'3")

With Upvc double glazed window to front with inset Georgian pattern, artex to ceiling, pendant light fitting, panelled radiator and power points.



BEDROOM THREE (REAR) 3.38m + door recess x 2.36m (11'1" + door recess x 7'9")

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



BEDROOM FOUR (REAR) 2.74m x 2.62m (9'0" x 8'7")

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



FIRST FLOOR MODERN SHOWER ROOM 2.87m x 2.08m (9'5" x 6'10")

With Upvc double glazed frosted window to rear, five spotlight fittings including extractor light fitting, a built in modern white suite comprising of dual flush WC, vanity sink unit with chrome mixer tap above, walk in shower enclosure with thermostatic direct flow shower with separate hair attachment, ceramic half wall tiling, tile effect laminate flooring and panelled radiator.



EXTERNALLY



FORE GARDEN

With a triple brick paved frontage allowing for off road parking for three vehicles, mature shrubs to borders with slate chipping and access alongside the property to;



ENCLOSED REAR GARDEN

Bounded by concrete/timber post and timber fencing, paved area provides ample patio and sitting space, mature shrubs and plants to borders, lawn section, external cold water tap and garden summerhouse.



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.

SERVICES

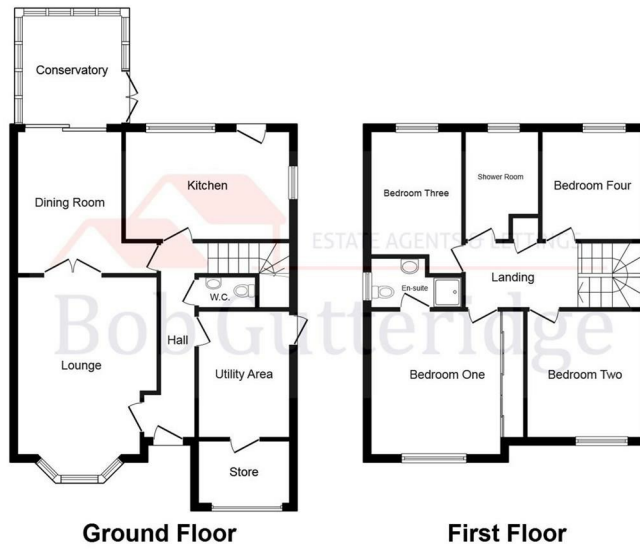
Main services of gas, electricity, water and drainage are connected.

NOTE

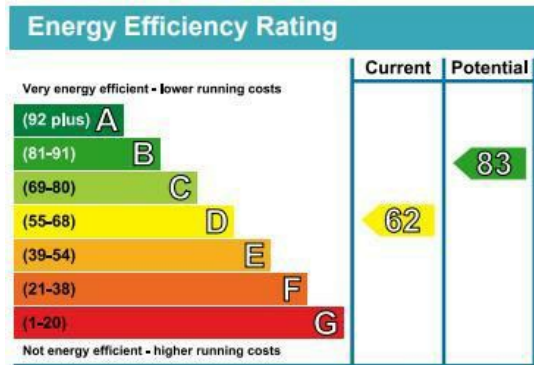
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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



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

