

4 Willotts Hill Road, Waterhayes, Newcastle, Staffs, ST5 7TF

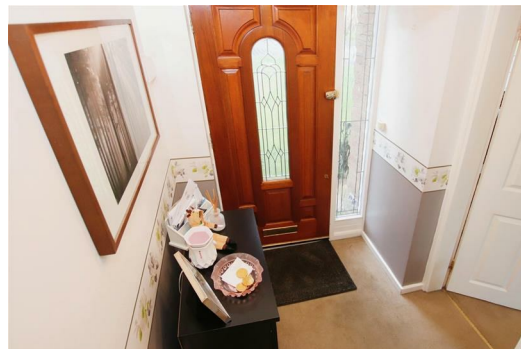


Freehold Offers in excess of £245,000

**** PRICED TO SELL !!!! **** Bob Gutteridge Estate Agents are pleased to offer to the market this detached home situated on this ever popular Waterhayes development which provides ease of access to local shops, schools and amenities as well as being well placed for access to the A34. This home offers timber double glazing along with gas central heating and in brief the accommodation comprises of entrance lobby, bay fronted lounge, dining room, fitted kitchen, utility room, downstairs WC and to the first floor are four generous bedrooms along with a first floor bathroom and en-suite shower room. Externally the property offers gardens to front and rear along with off road parking and an integral garage.

ENTRANCE HALL

With double glazed frosted front access door with inset lead pattern, double glazed panel to side with inset lead pattern, pendant light fitting, smoke alarm, wall mounted thermostat, stairs to first floor landing, panelled radiator and door leads off to;



BAY FRONTED LOUNGE 5.36m into bay x 4.14m (17'7" into bay x 13'7")

With double glazed bay window to front with inset lead pattern, coving to ceiling, two pendant light fittings, two panelled radiators, BT telephone point (Subject to usual transfer regulations), feature fire surround with built in coal effect gas fire, TV aerial connection point, Sky Q connection point (Subject to usual transfer regulations), power points and door leads off to;



DINING ROOM 3.15m x 2.84m (10'4" x 9'4")

With aluminium double glazed sliding patio door to rear, coving to ceiling, dado rail, power points, panelled radiator and door to;



FITTED KITCHEN 3.12m x 3.63m reducing to 2.72m (10'3" x 11'11" reducing to 8'11")

With double glazed window to rear, coving to ceiling, four lamp light fitting, double panelled radiator, a range of base and wall mounted beechwood effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in marble effect with built in four ring gas hob unit, built in bowl and a half sink unit with mixer tap above, integrated Bush oven with grill above, plumbing for dishwasher, vinyl cushion flooring, ceramic splashback tiling, power points, door to understairs pantry and access to;



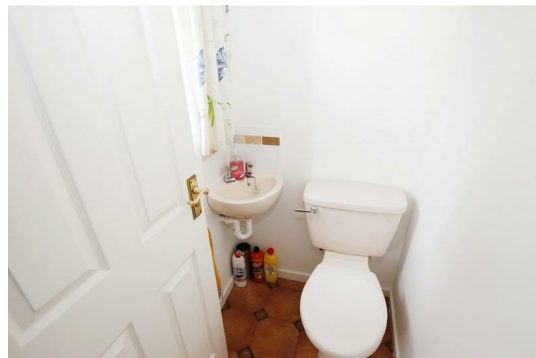
UTILITY ROOM 1.93m x 1.70m (6'4" x 5'7")

With double glazed window to rear, part panelled part glazed side access door, two spotlight fittings, base mounted beechwood effect storage cupboard, round edge work surface with built in stainless steel sink unit with mixer tap above, plumbing for automatic washing machine, space for fridge/freezer, panelled radiator, vinyl cushion flooring, ceramic splashback tiling, power points and access to;



DOWNSTAIRS WC 1.32m x 1.02m (4'4" x 3'4")

With double glazed frosted window to side, pendant light fitting, low level WC, corner sink unit with ceramic splashback tiling, panelled radiator and vinyl cushion flooring.



FIRST FLOOR LANDING

With frosted double glazed window to front, pendant light fitting, smoke alarm, power point, door to built in airing cupboard housing the hot water cylinder and doors to rooms including;

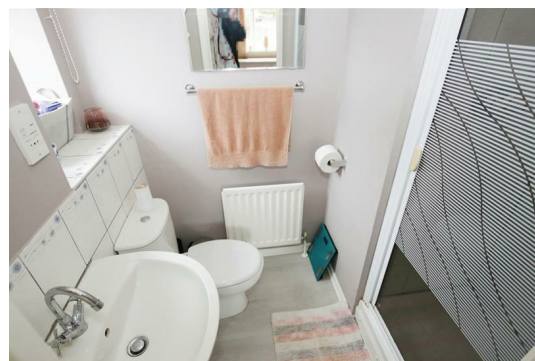
BEDROOM ONE (FRONT) 3.94m + door recess x 3.35m (12'11" + door recess x 11'0")

With double glazed window to front with inset lead pattern, pendant light fitting, panelled radiator, power points, built in wardrobes providing ample domestic hanging space and storage space plus door leading off to;



EN-SUITE SHOWER ROOM 1.91m into shower x 1.40m (6'3" into shower x 4'7")

With double glazed frosted window to side, enclosed light fitting, a white suite comprising of low level WC, pedestal sink unit with mixer tap above, shower enclosure with thermostatic shower, ceramic splashback tiling, vinyl cushion flooring and panelled radiator.



BEDROOM TWO (FRONT) 2.69m x 2.49m (8'10" x 8'2")

With double glazed window to front with inset lead pattern, pendant light fitting, double panelled radiator, power points and door to built in wardrobe.



BEDROOM THREE (REAR) 3.02m x 2.13m (9'11" x 7'0")

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



BEDROOM FOUR (REAR) 2.46m x 2.41m (8'1" x 7'11")

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

FIRST FLOOR BATHROOM 2.11m x 1.96m (6'11" x 6'5")

With double glazed frosted window to rear, pendant light fitting, fully tiled with decorative border tile, tile effect laminate flooring, a white suite comprising of low level WC, pedestal sink unit, panelled bath unit with Gainsborough shower above and panelled radiator.



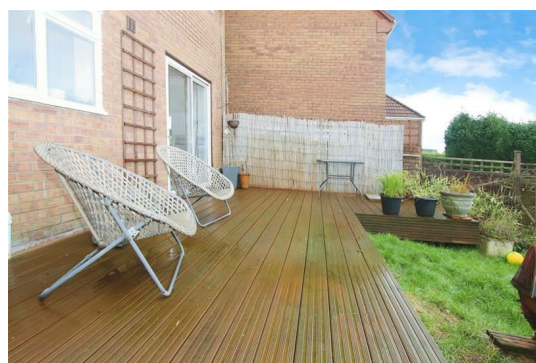
EXTERNALLY

FORE GARDEN

With a lawn section to front with plants to border, a tarmac driveway allows off road parking along with access alongside the property to;

REAR GARDEN

Bounded by concrete/timber post and timber fencing, timber decked area providing patio and sitting space, lawn section with shrubs to borders and a garden timber shed providing external storage space.



INTEGRAL GARAGE 4.88m x 2.44m (16'0" x 8'0")

With up and over door, florescent tube light fitting, Baxi Solo boiler providing the domestic hot water and central heating systems, electricity consumer unit, power points, space for condenser dryer and built in storage units.

COUNCIL TAX

Band 'C' amount payable £2005.60 2022/23. 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

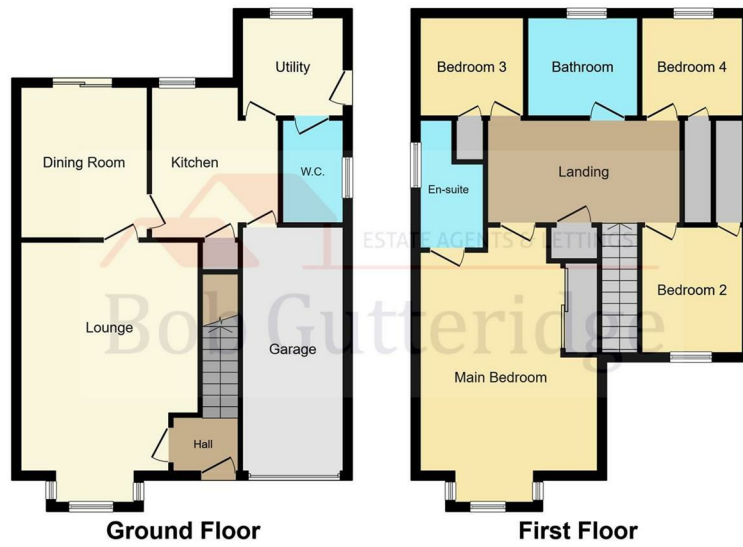
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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		
69-80	C		76 C
55-68	D		
39-54	E	52 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

