

## 16 Ferndown Drive South, Clayton, Newcastle, Staffs, ST5 4EH



**Freehold Offers in excess of £300,000**



Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented and up to date detached home overlooking a nature reserve in this desirable Clayton location. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, downstairs WC, spacious lounge, separate dining room, conservatory, open plan fitted kitchen/breakfast room and to the first floor are three generous bedrooms along with a four piece master bathroom and en-suite shower room. Externally the property provides off road parking to the front of the property along with an enclosed rear garden. The location is perfect for access to the A500 & M6 as well as being near to local shops, schools and amenities. Internal Inspection Advised !

### **ENTRANCE HALL 3.53m x 0.91m (11'7" x 3'0")**

With part panelled part glazed front access door, Upvc double glazed window to rear, pendant light fitting, decorative dado rail, panelled radiator and access off to;



### **LOUNGE 6.40m x 3.25m (21'0" x 10'8")**

With Upvc double glazed window to front, coving to ceiling, two three lamp light fittings, decorative dado rail, panelled radiator, TV aerial connection, feature fireplace with inset modern electric fire, power points and access off to;



### DINING ROOM 3.96m x 2.44m (13'0" x 8'0")

With Upvc double glazed patio doors to rear, coving to ceiling, pendant light fitting, dado rail, panelled radiator, power points and access to;



### CONSERVATORY 4.62m x 2.03m (15'2" x 6'8")

With Upvc double glazed patio door to side, Upvc double glazed panels to sides and rear with inset lead pattern to skylights, ceramic tiled flooring, power points and panelled radiator.



**STUDY 3.53m x 2.39m (11'7" x 7'10")**

With Upvc double glazed frosted window to side, pendant light fitting, panelled radiator, power points and access to a built in store.





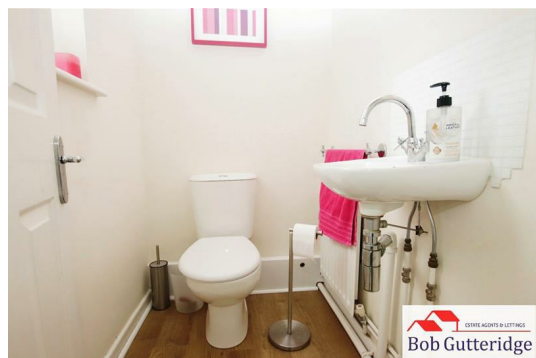
## FITTED KITCHEN / BREAKFAST ROOM 6.45m x 3.30m (21'2" x 10'10")

With Upvc double glazed windows to rear and side aspects, the lamp light fitting, a range of base and wall mounted beechwood effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built in stainless steel sink unit with mixer tap above, built in four ring gas hob unit with oven above, built in oven, ceramic splashback tiling, plumbing for dishwasher, space for under counter fridge, built in breakfast bar, power points, stairs to first floor landing and door leads off to;



## GROUND FLOOR WC

With Upvc double glazed window to side, pendant light fitting, a white suite comprising of low level WC, wall mounted sink unit with mixer tap above, panelled radiator and oak effect laminate flooring.



## FIRST FLOOR LANDING

With access to loft via retractable ladder, pendant light fitting, door to walk in store housing gas central heating boiler and doors to rooms including;

## BEDROOM ONE 4.37m x 3.10m (14'4" x 10'2")

With Upvc double glazed window to front overlooking Ferndown Local Nature Reserve, coving to ceiling, pendant light fitting, panelled radiator, power points and wardrobes with mirror frontages providing ample domestic hanging space and storage space.



## EN SUITE SHOWER ROOM 1.83m x 1.55m (6'0" x 5'1")

With light fitting, panelled radiator, a white suite comprising of low level WC, vanity sink unit with mixer tap above, walk in shower enclosure with bi-fold glazed door, ceramic wall tiling and ceramic tiled flooring.



### **BEDROOM TWO 3.10m x 2.62m (10'2" x 8'7")**

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



### **BEDROOM THREE 2.77m to robes x 2.31m (9'1" to robes x 7'7")**

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.



### **FIRST FLOOR BATHROOM 2.44m x 2.29m (8'0" x 7'6")**

With two frosted Upvc double glazed windows, fully tiled in high glazed wall ceramics with inset decorative border tile, a modern four piece white suite comprising of low level WC, pedestal sink unit with mixer tap above, panelled bath unit with mixer tap plus hair attachment and corner glazed shower cubicle.





## EXTERNALLY

The property is situated in a pleasant and popular locality overlooking the Ferndown Nature reserve.



## FORE GARDEN

Bounded by metal works to borders, a tarmac driveway provides ample off road parking, external lighting and a metal gate provides access alongside the property to;

## ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing along with garden brick/block walls, a brick paved area provides ample patio and sitting space, paved pathways, lawn section, mature shrubs and a garden timber shed.



## COUNCIL TAX

Band 'D' amount payable to Stafford 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.



Ground Floor

First Floor

All measurements are approximate and for display purposes only



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 85   B  | 89   B    |
| 69-80 | 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

