

62 Meakin Avenue, Westbury Park, Newcastle, Staffs, ST5 4EY

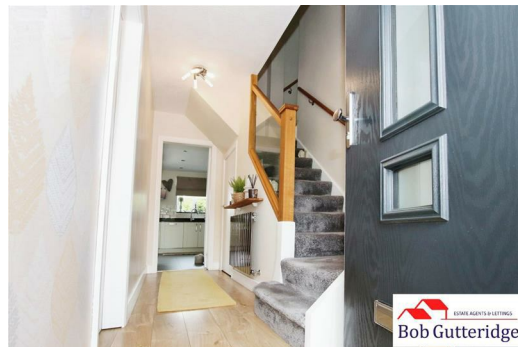


Freehold £450,000

Bob Gutteridge Estate Agents are delighted to bring to the market this exceptional double storey extended family home situated in this ever popular and highly regarded Westbury Park location. The Vendors of this home have gone through it with a fine tooth comb and the end result is something very desirable, stylish and contemporary ! As you would expect this home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the extended accommodation comprises of entrance hall, downstairs WC, luxury fitted kitchen/dining room with granite work surfaces, utility room, spacious bay fronted lounge, separate garden room and to the first floor are five generous bedrooms plus a first floor shower room and a master bedroom which offers a walk-in wardrobe and en-suite shower room. Externally this property is situated on a pleasant corner plot which offers ample off road parking to the front along with an ease of maintenance landscaped rear garden. This truly wonderful home should be viewed at a prospective purchasers earliest opportunity !

ENTRANCE HALL

With composite frosted double glazed front access door, artex to ceiling, battery/mains smoke alarm, pendant light fitting, modern chrome radiator, oak effect laminate flooring, stairs to first floor landing, door to understairs storage cupboard providing ample domestic storage space and access off to;



DOWNSTAIRS WC 1.45m x 0.76m (4'9" x 2'6")

With Upvc double glazed frosted window to front, two spotlight fittings, ceramic half wall tiling, a white suite comprising of built-in dual flush WC, pedestal sink unit, modern chrome radiator and ceramic tiled flooring.



BAY FRONTED LOUNGE 6.02m x 3.56m (19'9" x 11'8")

With Upvc double glazed bay window to front with built in fitted blinds, Upvc double glazed windows to side with built in fitted blinds, coving to ceiling, pendant light fitting, Sky-Q connection point plus BT telephone point (subject to usual connection regulations), oak effect laminate flooring, modern vertical radiator, power points and access off to;



GARDEN ROOM 6.50m x 2.41m (21'4" x 7'11")

With Upvc double glazed window to front, two Upvc double glazed windows to side, Upvc double glazed patio door to rear, access to loft space, eight LED spotlight fittings, oak effect laminate flooring, double panelled radiator, TV aerial connection point and power points.



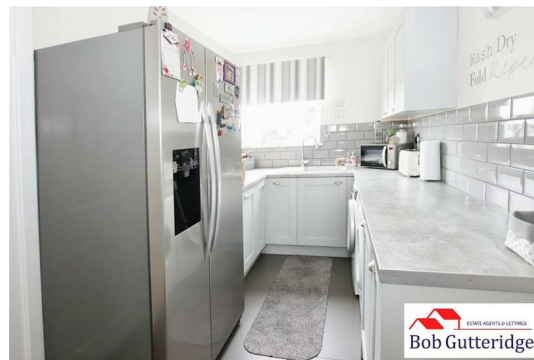
**OPEN PLAN FITTED KITCHEN / DINING ROOM 6.15m x 4.04m
reducing to 2.97m (20'2" x 13'3" reducing to 9'9")**

With Upvc double glazed side and patio doors to rear, Upvc double glazed window to rear, fourteen spotlight fittings, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, granite work surface with integrated porcelain sink unit with chrome mixer tap above, granite matching upstands, inset Bosch four ring electric induction ceramic hob unit with CDH extractor hood above, integrated Neff oven with grill above, ceramic tiled flooring, ceramic splashback tiling, TV aerial connection point, ceramic tiled flooring, modern vertical radiator, power points and door leads off to;



UTILITY ROOM 2.08m x 4.06m (6'10" x 13'4")

With Upvc double glazed window to rear, Upvc double glazed side access door, pendant light fitting, base and wall mounted soft grey storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in plasticised sink unit with chrome mixer tap above, plumbing for automatic washing machine, space for condenser dryer and space for American fridge/freezer, ceramic splashback tiling, ceramic floor tiling, double panelled radiator, door to integral garage and power points.



FIRST FLOOR LANDING

With two LED spotlight fittings, battery/mains smoke alarm, pendant light fitting, access to loft space with pull-down ladder, power point and access off to;

BEDROOM ONE (REAR) 4.11m x 2.44m (13'6" x 8'0")

With Upvc double glazed window to rear with the built in fitted blind, eight LED spotlight fittings, modern laminate flooring in herringbone design, vertical traditional style radiator, power points and inner passage provides access to;



WALK IN WARDROBE 1.65m x 1.55m (5'5" x 5'1")

With three sensor LED spotlight fittings, built in rails providing ample domestic hanging space and herringbone design modern laminate flooring.

EN-SUITE 2.46m x 1.27m (8'1" x 4'2")

With Upvc double glazed frosted window to front with built in fitted blind, three LED spotlight fittings, extractor fan, a modern white suite comprising of vanity sink unit with chrome waterfall mixer tap above, built in dual flush WC, built in double shower enclosure with thermostatic direct flow shower plus separate hair attachment, ceramic wall tiling, vinyl cushion flooring and modern towel radiator.



BEDROOM TWO (FRONT) 4.24m x 3.02m (13'11" x 9'11")

With Upvc double glazed window to front, artex to ceiling, pendant light fitting, panelled radiator, power points, oak effect laminate flooring and sliding wardrobe doors reveal built-in wardrobes providing ample domestic hanging space and storage space.



BEDROOM THREE (REAR) 3.25m plus wardrobe recess x 3.02m (10'8" plus wardrobe recess x 9'11")

With Upvc double glazed window to rear, artex to ceiling, pendant light fitting, oak effect laminate flooring, panelled radiator, power points and sliding mirrored wardrobe door reveal built-in wardrobes providing ample domestic hanging space and storage space.



BEDROOM FOUR (FRONT) 3.10m x 2.41m (10'2" x 7'11")

With Upvc double glazed window to front, artex to ceiling, three lamp light fitting, panelled radiator, beech wood effect laminate flooring and power points.



BEDROOM FIVE (REAR) 2.59m x 2.01m (8'6" x 6'7")

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



FAMILY SHOWER ROOM 2.11m x 1.65m (6'11" x 5'5")

With four spotlight fittings, fully tiled in travertine effect wall ceramics with inset decorative mosaic tile, a white built in suite comprising of dual flush WC, vanity sink unit with Monobloc chrome mixer tap above, walk-in double shower enclosure with thermostatic direct flow shower plus separate hair attachment, vinyl cushion flooring and traditional style towel radiator.



INTEGRAL GARAGE 4.88m 2.59m (16'0" 8'6")

With metal up-and-over door, Upvc double glazed window to side, Worcester combination boiler providing domestic hot water and central heating systems, power points, eight LED spotlight fittings and ample domestic shelving space and storage space.

EXTERNALLY



FORE GARDEN

Bounded by garden brick walls and metal works, plum slate chipping to border, a brick paved driveway provides ample off road parking for several vehicles and access off to;

ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, an Indian stone paved area provides ample domestic patio space and sitting space, artificial grassed area providing ease of maintenance with a wealth of mature and established shrubs to borders, feature garden pond with rockery plus water feature, external power supply and external cold water supply.



COUNCIL TAX

Band 'E' 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

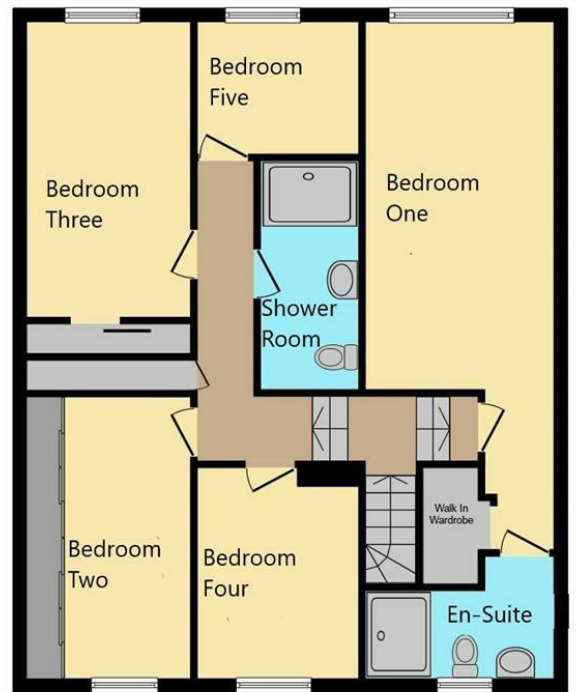
Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



Ground Floor



First Floor

Total floor area 194.0 sq.m. (2,088 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 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

