

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



Freehold £380,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable detached home situated on a corner plot in Waterhayes. This home itself offers a wealth of accommodation and also boasts an annexe to the side offering further living accommodation along with versatility. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, sitting room, bay fronted lounge, separate dining room, modern fitted kitchen/breakfast room, utility room, beautiful four piece bathroom and to the first floor are five bedrooms along with an en-suite shower room off the master bedroom plus a separate WC. The annexe can accessed to the rear of the property and the accommodation comprises of fitted kitchen/lounge, master bedroom and a shower room. Externally the property offers gardens both front and rear along with ample off road parking and a double detached sectional garage. The location of this home is ideal for access to local shops, schools and amenities as well as providing good road links to both the A34 & A500. Viewing Advised !

ENTRANCE HALL

With Upvc double glazed frosted front access door with inset lead pattern, Upvc double glazed frosted panel to side, again with inset lead pattern and stained glass, pendant light fitting, granite style flooring, panelled radiator, thermostat, smoke alarm and doors lead off to rooms including;



SITTING ROOM 4.06m x 2.46m (13'4" x 8'1")

With Upvc double glazed window to front with inset lead pattern, five spotlight fittings, electricity consumer unit, modern wood effect laminate flooring, double panelled radiator and power points.



GROUND FLOOR BATHROOM 3.18m into shower cubicle x 2.44m (10'5" into shower cubicle x 8'0")

With Upvc double glazed frosted window to side, five spotlight fittings, fully tiled in marble effect wall ceramics, marble effect tiled flooring, a modern four piece suite comprising of built in dual flush WC, vanity sink unit with chrome mixer tap above, panelled bath unit with chrome Monobloc central mixer tap with separate hair attachment, walk in double shower enclosure with built in thermostatic direct flow shower, modern vertical radiator and built in storage cupboard providing ample domestic shelving and storage space etc.



BAY FRONTED LOUNGE 5.21m x 3.61m (17'1" x 11'10")

With Upvc double glazed bay window to front with inset lead pattern, coving to ceiling, two pendant light fittings, two wall light fittings, TV aerial connection point, BT telephone point (subject to usual transfer regulations), modern wood effect laminate flooring, Lila connect connection point (subject to usual transfer regulations) and double doorway provides access off to;



DINING ROOM 3.35m x 3.00m (11'0" x 9'10")

With Upvc double glazed sliding patio door to rear, coving to ceiling, pendant light fitting, two wall light fittings, panelled radiator, modern wood effect laminate flooring, power points and access leads off to;



FITTED KITCHEN/BREAKFAST ROOM 3.40m x 3.28m (11'2" x 10'9")

With Upvc double glazed window to rear, pendant light fitting, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, quartz work surfaces with built in resin sink unit with chrome mixer tap above, built in Zanussi four ring ceramic electric hob unit with extractor hood above, built in breakfast bar, built in twin Lamona fan assisted ovens, ceramic splashback tiling in marble effect, double panelled radiator, modern wood effect laminate flooring, integrated dishwasher, door to under stairs store and access off to;



UTILITY ROOM 1.57m x 2.77m (5'2" x 9'1")

With Upvc double glazed frosted side access door, Upvc double glazed window to rear, coving to ceiling, four lamp light fitting, Baxi 800 combination boiler providing domestic hot water and central heating systems, plumbing for automatic washing machine, space for condenser dryer, space for American fridge/freezer, base mounted storage cupboards with round edge work surface and built in stainless steel sink along with mixer tap, ceramic splashback tiling and modern wood effect laminate flooring.



FIRST FLOOR LANDING

With pendant light fitting, access to loft space and doors lead off to rooms including;



BEDROOM ONE (FRONT) 3.68m x 4.34m (12'1" x 14'3")

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



EN-SUITE SHOWER ROOM 1.83m x 1.73m (6'0" x 5'8")

With Upvc double glazed frosted window to front with inset lead pattern, spot light fitting, fully tiled in modern high glaze white wall ceramics, granite effect tiled flooring, a white suite comprising of low level dual flush WC, wall mounted sink unit with Monobloc chrome waterfall mixer tap, Luvic glaze shower screen door provides access to built in shower with thermostatic direct flow shower, extractor fan and electric shaver socket.

BEDROOM TWO (REAR) 4.11m x 2.46m (13'6" x 8'1")

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



BEDROOM THREE (FRONT) 3.40m x 2.49m (11'2" x 8'2")

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



BEDROOM FOUR 3.48m x 2.46m (11'5" x 8'1")

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



BEDROOM FIVE 2.51m x 2.51m (8'3" x 8'3)

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



SEPARATE FIRST FLOOR WC 1.63m x 0.86m (5'4" x 2'10")

With two spotlight fittings, extractor fan, fully tiled in high glaze white wall ceramics, ceramic tiled flooring, a white suite comprising of low level dual flush WC, wall mounted sink unit with chrome mixer tap above.



ANNEXE

LOUNGE / FITTED KITCHEN 5.31m reducing to 3.40m x 5.16m reducing to 1.63m (17'5" reducing to 11'2" x 16'11" reducing to 5'4")

With Upvc double glazed frosted side access door with Upvc double glazed frosted panel to side, Upvc double glazed window to rear, pendant light fitting, panelled radiator, laminate grey wood effect flooring, electricity consumer unit, space for fridge/freezer, double panelled radiator, feature fireplace with inset modern log effect electric fire, power points and door leads off to;



BEDROOM 4.90m x 3.30m narrowing to 1.60m (16'1" x 10'10" narrowing to 5'3")

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



SHOWER ROOM 2.62m x reducing to 2.01m x 1.78m (8'7" x reducing to 6'7" x 5'10")

With Upvc double glazed frosted window to sides, enclosed light fitting, extractor fan, a modern white suite comprising of low level dual flush WC, pedestal sink unit with chrome mixer tap above, walk in shower enclosure with Triton T80z electric shower, aqua boarding to splashback, ceramic splashback tiling, tile effect cushion flooring, modern chrome towel radiator and wall mounted vanity storage cupboard.



EXTERNALLY

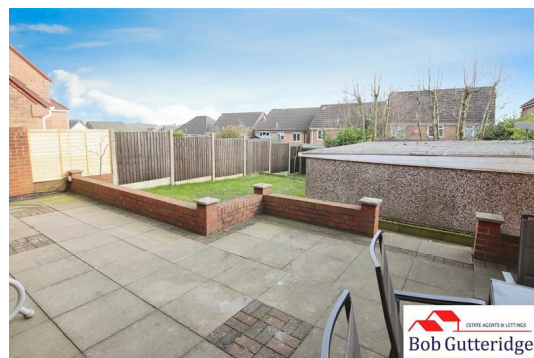


FORE GARDEN

With lawn section to frontage with shrubs to borders, a tarmac driveway allows for off road parking and access leads alongside the property to;

REAR GARDEN

Bounded by concrete post and timber fencing with paved area providing ample domestic patio space and sitting space, garden brick retaining walls with lawn section and shrubs to rear, double gates provide vehicular access to the sides of the property to a tarmac area providing further off road parking.



DETACHED SECTIONAL DOUBLE GARAGE 4.78m x 4.83m (15'8" x 15'10")

With metal up and over door, two glazed panels to rear, two double fluorescent tube light fittings, single fluorescent tube light fitting, power points, electricity consumer unit and ample domestic external storage space.



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.

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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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and 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). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 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

