

7 Castel Close, Seabridge, Newcastle, Staffs, ST5 3EG



Freehold O.I.R.O. £519,000

Bob Gutteridge Estate Agents are delighted to bring to the market this detached home situated in a cul de sac position in this ever popular and convenient Seabridge location. As you would expect this property offers the benefits of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, downstairs WC, study, through lounge/dining room, modern fitted kitchen/breakfast room and to the first floor are four generous sized bedrooms along with a first floor four piece bathroom. Externally, the property is set on a walk around plot which offers off road parking to the frontage along with access to the attached double garage and to the rear an enclosed private rear garden can be located. This property is well placed for access to local shops, schools and amenities as well as offering good road links. We can also confirm that this home is being sold with the advantage of No Vendor Chain!

ENTRANCE HALL

With Upvc double glazed frosted front access door with inset lead pattern and stained glass, frosted glazed circular window to front, four wall spotlight fittings, modern grey laminate flooring, panelled radiator, power points, stairs to first floor landing, door to built in store and doors lead off to rooms including;



STUDY 3.33m x 2.54m (10'11" x 8'4")

With Upvc double glazed bow window to front with inset Georgian pattern, coving to ceiling, pendant light fitting, panelled radiator, BT telephone point (subject to usual transfer regulations) and power points.



**OPEN PLAN THROUGH LOUNGE/DINING ROOM 7.26m x 3.56m
(23'10" x 11'8")**

With Upvc double glazed bow window to front with inset Georgian pattern, Upvc double glazed sliding patio door to rear, ten LED spotlight fittings, two panelled radiators, modern grey wood effect laminate flooring, TV aerial connection point, BT telephone point (subject to usual transfer regulations) and power points.



**OPEN PLAN FITTED KITCHEN/BREAKFAST ROOM 5.56m x 3.63m
reducing to 2.54m (18'3" x 11'11" reducing to 8'4")**

With Upvc double glazed window to rear, Upvc double glazed frosted side access door with inset lead pattern, part panelled/part glazed door provides access to garage, eight LED spotlight fittings, a range of base and wall mounted oak effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in bowl and a half sink unit with mixer tap above, built in four ring gas hob unit with extractor hood above, integrated Siemens oven with built in Siemens grill above, integrated fridge/freezer, kick board heater, Karndean flooring in tile effect, built in boiler cupboard housing a Glow-Worm Flexicom15HX boiler providing domestic hot water and central heating systems and power points.



DOWNSTAIRS WC 2.24m x 1.12m (7'4" x 3'8")

With Upvc double glazed frosted window to rear, three lamp light fitting, a white built in suite comprising dual flush WC, vanity sink unit with chrome mixer tap above, modern grey wood effect laminate flooring and chrome towel radiator.



FIRST FLOOR LANDING

With Upvc double glazed window to front with inset Georgian pattern, coving to ceiling, access to loft space, three spotlight fittings, a heat detector and doors lead off to rooms including;



BEDROOM ONE (FRONT) 3.63m x 3.02m to wardrobe frontage (11'11" x 9'11" to wardrobe frontage)

With Upvc double glazed window to front with inset Georgian pattern, pendant light fitting, panelled radiator, power points and sliding wardrobe doors reveal built in wardrobes providing ample domestic hanging space and storage space etc.



BEDROOM TWO (FRONT) 3.56m x 3.02m (11'8" x 9'11")

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



BEDROOM THREE (REAR) 3.56m x 2.84m (11'8" x 9'4")

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



BEDROOM FOUR 3.61m x 2.59m plus door recess (11'10" x 8'6" plus door recess)

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



**FIRST FLOOR FOUR PIECE BATHROOM 2.57m x 2.92m maximum
(8'5" x 9'7" maximum)**

With Upvc double glazed frosted window to rear, eight LED spotlight fittings, fully tiled with modern wall ceramics, a white suite comprising low level dual flush WC, vanity sink unit with chrome mixer tap above, panelled bath unit with chrome mixer tap, walk in shower enclosure with thermostatic direct flow shower, vinyl cushion flooring in modern wood grey effect, vertical chrome towel radiator and door leads to built in airing cupboard housing a copper hot water cylinder.



EXTERNALLY

FORE GARDEN

Bounded by garden brick/block walls with a tarmac driveway providing ample off road parking, shrubs to frontage and access along both sides of the property providing access off to;



ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing along with garden brick/block walls, an Indian stone paved area provides ample domestic patio and sitting space, lawn section with mature shrubs and plants to borders.



ATTACHED DOUBLE BRICK GARAGE 4.62m x 5.54m (15'2" x 18'2")

With electric up and over door, Upvc double glazed windows to side and rear aspect, Upvc double glazed frosted rear access door with inset lead pattern, pendant light fitting, florescent tube light fitting, electricity consumer unit and power points.

COUNCIL TAX

Band 'F' 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.

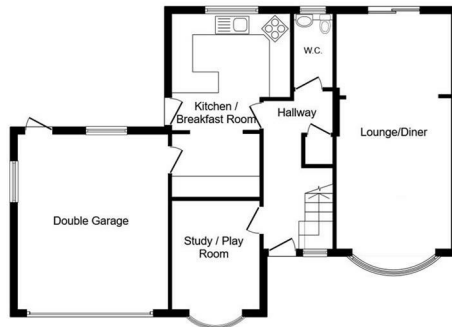
SERVICES

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

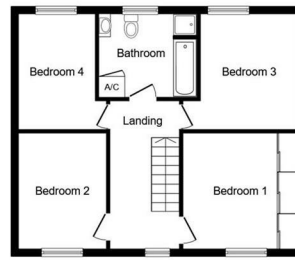
VIEWING

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

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Ground Floor
Floor area 82.8 m² (891 sq.ft.)



First Floor
Floor area 54.4 m² (585 sq.ft.)

TOTAL: 137.1 m² (1,476 sq.ft.)

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 any 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		80 C
55-68	D	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

