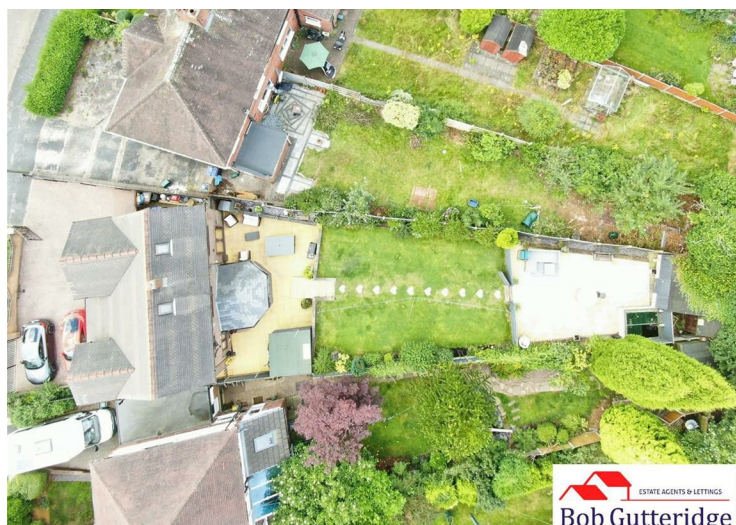


2 Watlands View, Porthill
Newcastle, Staffs ST5 8AA
Tel: 01782 717341
WebSite: www.bobgutteridge.co.uk
E-mail: enquiries@bobgutteridge.co.uk



20 Moorthorne Crescent, Bradwell, Newcastle, Staffordshire, ST5 8HT



Freehold £339,950

Bob Gutteridge Estate Agents are delighted to bring to the market this individually designed impressive detached home situated in this ever popular and convenient Bradwell location which provides ease of access to both the A34 & A500 as well as being near to local shops, schools and amenities. This home is enhanced with Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance hall, spacious through lounge with log burner, a desirable "L" shaped fitted kitchen / dining room, insulated conservatory, utility room, downstairs WC and to the first floor are four generous bedrooms with the master offering a walk in wardrobe plus a four piece first floor family bathroom. Externally this home is set on an impressive plot with ample off road parking to the front along with a desirable enclosed rear garden featuring two patio areas. This beautiful home should be viewed at a potential purchasers earliest convenient !

ENTRANCE HALL

With Upvc double glazed frosted front access door with double glazed windows above, coving to ceiling, wall light fitting, spotlight fitting, panelled radiator, oak effect laminate flooring, decorative dado rail, power points, door to understairs store housing the gas combination boiler providing the domestic hot water and central heating systems, Doors lead off to rooms including;



THROUGH LOUNGE 6.71m x 3.43m (22'0" x 11'3")

With Upvc double glazed window to rear, Upvc double glazed patio doors to rear, six spotlight fittings, three downlights, double panelled radiator, oak effect laminate flooring, feature granite fireplace with cast iron log burner, Virgin Media connection point (Subject to usual transfer regulations) and power points.



"L" SHAPED FITTED KITCHEN / DINING ROOM 4.55m reducing to 3.51m x 5.59m maximum (14'11" reducing to 11'6" x 18'4" maximum)

With Upvc double glazed window to rear, coving to ceiling, ten LED spotlight fittings, coving to ceiling, a range of base and wall mounted soft grey storage cupboards providing ample domestic cupboard and drawer space, quartz work surfaces with LED lighting beneath, built in stainless steel sink unit with mixer tap above, built in five ring gas hob unit with extractor hood above, integrated oven with grill above, integrated freezer, integrated dishwasher, ceramic tiled flooring, power points and access leads off to;



INSULATED ROOF CONSERVATORY 3.45m x 2.74m (11'4" x 9'0")

With double glazed panels to sides and rear, double glazed French doors to side, LED spotlight fittings, double panelled radiator, ceramic tiled flooring and power points.



UTILITY ROOM 2.36m x 1.80m maximum (7'9" x 5'11" maximum)

With Upvc double glazed window to front, two LED spotlight fittings, base and wall mounted storage cupboard in soft grey providing ample domestic cupboard space, square edge work surface, plumbing for automatic washing machine, space for condenser dryer, ceramic tiled flooring, panelled radiator, power points and door to;

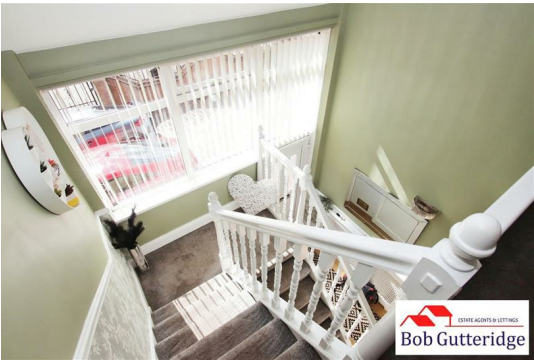
DOWNSTAIRS WC 1.07m x 0.71m (3'6" x 2'4")

With spotlight fitting, extractor fan, a white built in dual flush WC and ceramic tiled flooring.



FIRST FLOOR LANDING

With coving to ceiling, three spotlight fittings, dado rail and doors to rooms including;



FIRST FLOOR FOUR PIECE FAMILY BATHROOM 3.07m x 2.34m (10'1" x 7'8")

With Upvc double glazed frosted windows to front and side aspects, extractor fan, eight spotlight fittings, fully tiled in modern wall ceramics with inset feature tiling, ceramic tiled flooring and a white suite comprising of low level WC, pedestal sink unit with chrome mixer tap above, freestanding bath unit with chrome central mixer tap with hair attachment, corner glazed shower cubicle with thermostatic direct flow shower and modern chrome towel radiator.



BEDROOM ONE (REAR) 3.43m x 3.40m (11'3" x 11'2")

With Upvc double glazed window to rear, pendant light fitting, artex to ceiling, modern grey laminate flooring, panelled radiator, TV aerial connection, power points and door leads off to;



WALK IN WARDROBE

With coving to ceiling, four lamp light fitting and ample domestic hanging space and storage space.

BEDROOM TWO (REAR) 3.51m x 2.97m maximum (11'6" x 9'9" maximum)

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



BEDROOM THREE (REAR) 3.53m x 2.54m (11'7" x 8'4")

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



BEDROOM FOUR (FRONT) 3.43m x 1.96m (11'3" x 6'5")

With Upvc double glazed window to front, two spotlight fittings, modern grey laminate flooring and power points.



EXTERNALLY



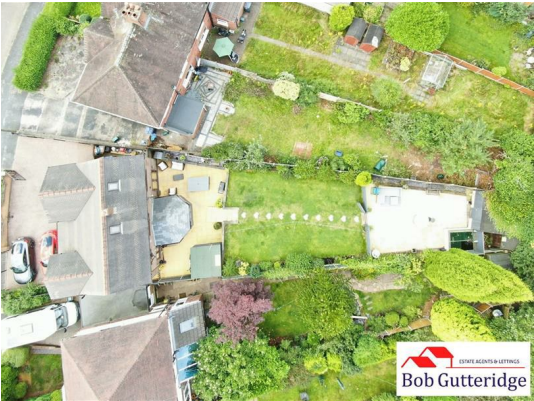
FORE GARDEN

Bounded by garden brick walls along with metal works, two sets of metal gates provide vehicular access to the front of the property, an expansive brick paved area provides ample off road parking for several vehicles and access along both sides of the property provides access off to;



REAR GARDEN

Bounded by concrete post and timber fencing, a paved area provides patio space and sitting space with railway sleepers to borders, steps lead up to a lawn section with mature shrubs to borders and a timber gate allows access to a further paved area allowing for additional patio and sitting space, a feature raised pond and access to a timber garden shed which provides ample external storage space.



COUNCIL TAX

Band 'C' amount payable to Newcastle under Lyme Borough Council/City of Stoke On Trent 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

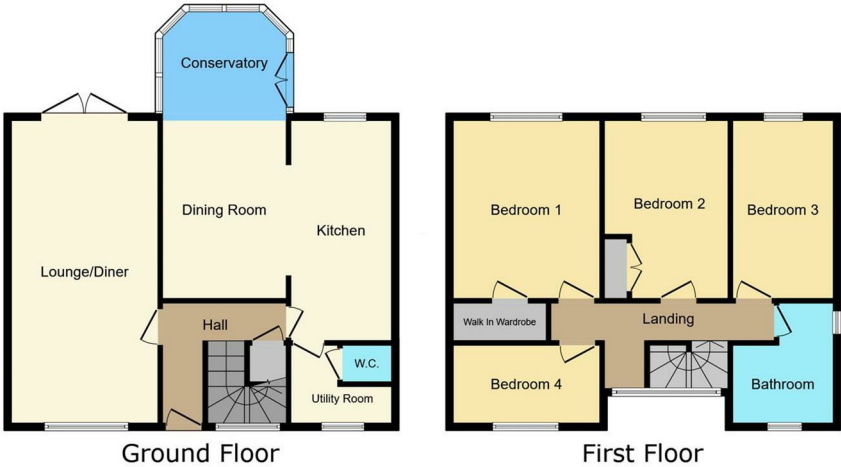
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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 floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (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		81 B
69-80	C	69 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

