

6 Walleys Drive, Basford, Newcastle, Staffs, ST5 0NG



Freehold £385,000

Bob Gutteridge Estate Agents are delighted to bring to the market this immaculately presented and desirable extended semi detached home situated in this leafy and ever popular Basford location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A500 and Newcastle town centre. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combi central heating and this well presented accommodation comprises of a welcoming entrance hall, bay fronted lounge, beautiful open plan fitted kitchen/dining room, study/playroom, downstairs WC and to the first floor are four generous family sized bedrooms along with a first floor bathroom and separate shower room plus a further separate WC. Externally the property offers gardens to both front and rear along with off road parking and an integral garage. This truly wonderful home should be viewed at a buyer's earliest convenience to avoid disappointment !

ENTRANCE HALL

With composite double glazed front access door with inset frosted glazed panel with lead pattern and stained glass, Upvc double glazed frosted panel to side with inset lead pattern and stained glass, coving to ceiling, pendant light fitting, original Minton tiled flooring, traditional style radiator, wood panelling to wall, Virgin Media connection point (subject to usual transfer regulations) along with BT telephone point (subject to usual transfer regulations), power points, stairs to first floor landing and door leads off to;



BAY FRONTED LOUNGE 4.22m into bay x 3.18m (13'10" into bay x 10'5")

With Upvc double glazed bay window to front with inset lead pattern, coving to ceiling, pendant light fitting, traditional style radiator, feature fireplace with slate hearth and inset cast iron log burner, TV aerial connection point in shelving area and power points.



OPEN PLAN FITTED KITCHEN/DINING ROOM 7.11m x 3.25m with a maximum of 4.09m into bay (23'4" x 10'8" with a maximum of 13'5" into bay)

With Upvc double glazed French doors to rear, with double glazed units to sides and skylights, Upvc double glazed window to rear, six spotlight fittings, three lamp light fitting, coving to ceiling, double panelled radiator, oak effect Amtico flooring, TV aerial connection point, power points, slate tiling to kitchen area, a range of base and wall mounted shaker cream storage cupboards providing ample domestic cupboard and drawer space with granite work surfaces with built in bowl and a half Franke sink unit with mixer tap above, integrated five ring gas hob unit with Neff extractor hood above, integrated dishwasher, slate effect flooring, ceramic splashback tiling, integrated Neff oven with grill above, power points, spurs for appliances, door to built in pantry providing ample domestic shelving space and storage space along with electricity consumer unit and meter.



DOWNSTAIRS WC 1.93m x 0.89m (6'4" x 2'11")

With two spotlight fittings, extractor fan, a white suite comprising low level dual flush WC, wall mounted sink unit with chrome mixer tap above, ceramic splashback tiling and slate effect tiled flooring.



PLAYROOM/STUDY 4.65m x 2.26m reducing to 2.08m (15'3" x 7'5" reducing to 6'10")

With Upvc bi-folding doors to rear, Upvc double glazed window to side, six spotlight fittings, double panelled radiator, wood effect modern flooring in herringbone design, electricity consumer unit, TV aerial connection point and power points.



FIRST FLOOR LANDING

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

BEDROOM ONE (FRONT) 4.14m into bay x 3.15m (13'7" into bay x 10'4")

With Upvc double glazed bay window to front with inset lead pattern and stained glass to skylights, two pendant light fittings, TV aerial connection point, panelled radiator, wood panelling feature wall and power points.



BEDROOM TWO 4.11m maximum x 3.28m (13'6" maximum x 10'9")

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



BEDROOM THREE 3.28m x 2.87m (10'9" x 9'5")

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



BEDROOM FOUR 3.33m x 2.44m (10'11" x 8'0")

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



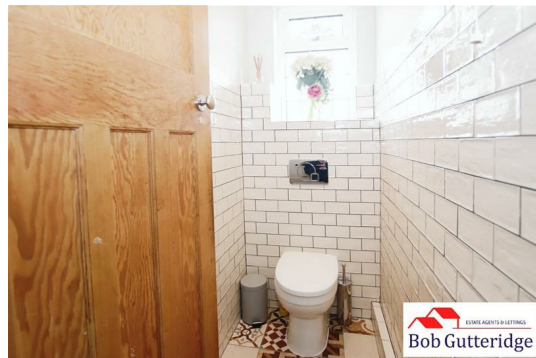
FIRST FLOOR FAMILY BATHROOM 1.70m plus recess x 1.91m (5'7" plus recess x 6'3")

With Upvc double glazed frosted window to front with inset lead pattern and stained glass to skylights, four lamp light fitting, a modern suite comprising of vanity sink unit with waterfall mixer tap above, panelled bath unit with waterfall central mixer tap with separate hair attachment, ceramic splashback tiling, ceramic tiled flooring, modern chrome towel radiator and wall mounted LED mirror.



SEPARATE FIRST FLOOR WC 1.78m x 0.89m (5'10" x 2'11")

With Upvc double glazed frosted window to front with inset lead pattern and stained glass to skylight, pendant light fitting, ceramic half walled tiling, ceramic tiled flooring and built in dual flush WC.



FAMILY SHOWER ROOM 3.05m into recess reducing to 2.06m x 2.41m (10'0" into recess reducing to 6'9" x 7'11")

With Upvc double glazed frosted window to front with inset lead pattern and stained glass to skylights, Upvc double glazed frosted window to side, two spotlight fittings, pendant light fitting, ceramic half wall tiling, ceramic tiled flooring, traditional style towel radiator, a built in suite comprising of dual flush WC, his and hers vanity sink units with mixer taps above, walk in double shower enclosure with thermostatic direct flow shower along with separate hair attachment.



EXTERNALLY

FORE GARDEN

Bounded by garden brick walls with vehicular access to the front of the property with a block paved driveway allowing for off road parking, plum slate chipping providing ease of maintenance and shrubs to borders.

REAR GARDEN

Bounded by concrete post and timber fencing along with mature hedges to borders, an Indian stone paved area allows for ample patio and sitting space, tiered up with lawn section and a wealth of mature shrubs and plants to borders, garden pizza oven and a further patio area to rear providing further patio and sitting space.



ATTACHED BRICK GARAGE 3.33m x 2.49m (10'11" x 8'2")

With electric roller door to frontage, florescent tube light fitting, electricity supply connected, plumbing for automatic washing machine, space for condenser dryer and a Baxi combination boiler providing domestic hot water and central heating systems.

COUNCIL TAX

Band 'D' amount payable to Newcastle under Lyme Borough Council.

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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 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		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

