

29 Court Lane, Wolstanton, Newcastle, Staffs, ST5 8DE



Freehold Offers in excess of £279,950

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented, desirable and spacious semi detached home situated in sought after Wolstanton location which provides ease of access to local shops, schools and amenities as well as offering good road links to both the A34 & A500. This home offers the modern day comforts of double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, bay fronted lounge, separate sitting room, dining room, modern fitted kitchen and to the first floor are three generous bedrooms with all offering built in wardrobes plus a first floor fully tiled shower room and access to a usable loft space. Externally the vendors over recent years have landscaped the frontage to provide necessary off road parking along with creating a wonderfully landscaped desirable rear garden which offers a good degree of privacy. This Beautiful Home Should Be On A Potential Purchasers Immediate Viewing List !

ENTRANCE HALL

With composite double glazed frosted front access door with inset lead pattern, double glazed frosted panels to sides, coving to ceiling, decorative picture rail, pendant light fitting, double panelled radiator, oak effect laminate flooring, BT telephone point (Subject to usual transfer regulations), power point, stairs to first floor landing and doors to rooms including;



UNDERSTAIRS STORE

With frosted double glazed window to side, wall light fitting, electricity meter plus consumer unit and a Baxi gas combination boiler providing the domestic hot water and central heating systems.

BAY FRONTED LOUNGE 4.80m into bay x 4.04m (15'9" into bay x 13'3")

With double glazed bay window to front with inset lead pattern and stained glass to skylights, coving to ceiling, decorative picture rail, decorative ceiling rose, pendant light fitting, double panelled radiator, Virgin Media connection point (Subject to usual transfer regulations), feature fireplace with cast iron inset plus living flame coal effect gas fire, two wall light fittings and power points.



SITTING ROOM 3.91m x 3.73m (12'10" x 12'3")

With double glazed patio doors to rear with double glazed units to side, coving to ceiling, pendant light fitting, double panelled radiator, modern mirrored wall mounted electric fire and power points.



DINING ROOM 2.95m x 2.44m (9'8" x 8'0")

With double glazed window to side, coving to ceiling, pendant light fitting, oak effect laminate flooring, double panelled radiator, power points and archway provides access to;



FITTED KITCHEN 2.95m x 2.77m (9'8" x 9'1")

With Upvc double glazed window to side, part panelled part glazed rear access door, six spotlight fittings, service hatch, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built in bowl and a half porcelain sink unit with chrome mixer tap above, space for range cooker with extractor hood above, ceramic splashback tiling, oak effect laminate flooring, inset kickboard heater, plumbing for automatic washing machine, space for under counter fridge plus freezer and power points.



FIRST FLOOR LANDING

With double glazed frosted window to side, coving to ceiling, battery and mains smoke alarm, pendant light fitting, power points, stairs to usable loft space and doors to rooms including;



**BEDROOM ONE (FRONT) 4.70m into bay x 3.68m to chimney breast
(15'5" into bay x 12'1" to chimney breast)**

With double glazed bay window to front with inset lead pattern and stained glass to skylights, coving to ceiling, decorative picture rail, decorative ceiling rose, pendant light fitting, power points, panelled radiator and built in wardrobes providing ample domestic hanging space and storage space.



BEDROOM TWO (REAR) 3.76m x 3.00m (12'4" x 9'10")

With double glazed window to rear, coving to ceiling, decorative picture rail, pendant light fitting, panelled radiator, power points and sliding wardrobe door reveals built in wardrobes providing ample domestic hanging space and storage space.



BEDROOM THREE (REAR) 2.92m x 2.44m (9'7" x 8'0")

With double glazed bow window to side, coving to ceiling, decorative ceiling rose, pendant light fitting, panelled radiator, power points and built in wardrobe providing ample domestic hanging space and storage space.



FIRST FLOOR FULLY TILED SHOWER ROOM 2.13m x 2.11m (7'0" x 6'11")

With double glazed frosted window to front with inset lead pattern and stained glass to skylights, coving to ceiling, enclosed light fitting, extractor fan, fully tiled in high glazed white wall ceramics with decorative border tile, a white suite comprising of low level dual flush WC, pedestal sink unit, corner double shower enclosure with Triton electric shower, modern grey wood effect flooring and double panelled radiator.



USBALE LOFT SPACE 5.13m x 4.57m (16'10" x 15'0")

With two double glazed skylights to rear, double panelled radiator, battery and mains smoke alarm four light fittings, oak effect laminate flooring, power points and two built in stores providing ample domestic storage space.



EXTERNALLY



FORE GARDEN

Bounded by garden brick walls with a tarmac driveway providing off road parking, garden brick retaining wall with mature beds to borders, steps to the front of the property, EV charge point and the tarmac driveway runs alongside the property providing access to;

ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing along with mature laurels to border, a timber decked area provides patio and sitting space, Indian stone paved area with garden brick retaining walls leads up to a lawn section with a wealth of shrubs and plants to borders, a further Indian stone paved offers a great place place to host with ample patio and BBQ space along with a tranquil feature pond and access to;



GARDEN SUMMER HOUSE

With multi glazed front access doors, multi-glazed windows to sides and a great place to relax.



DETACHED SECTIONAL GARAGE

With up and over door, panelled side access door, glazed window to side and ample external storage space.

COUNCIL TAX

Band 'D' 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.

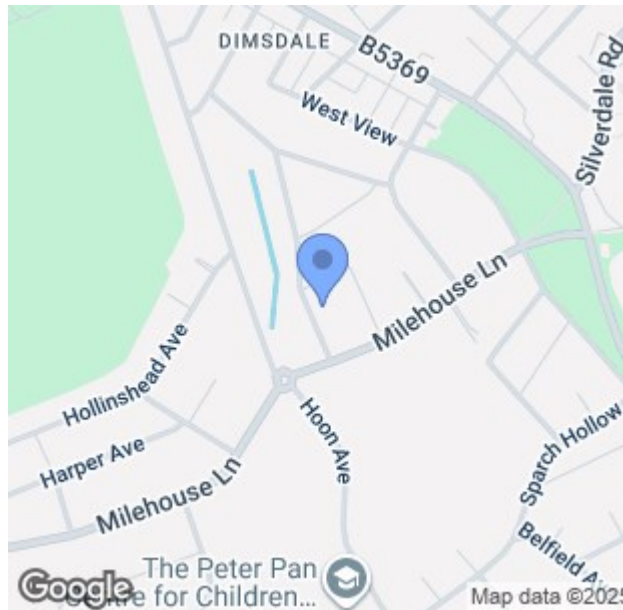
VIEWING

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



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

Bob Gutteridge
ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	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

