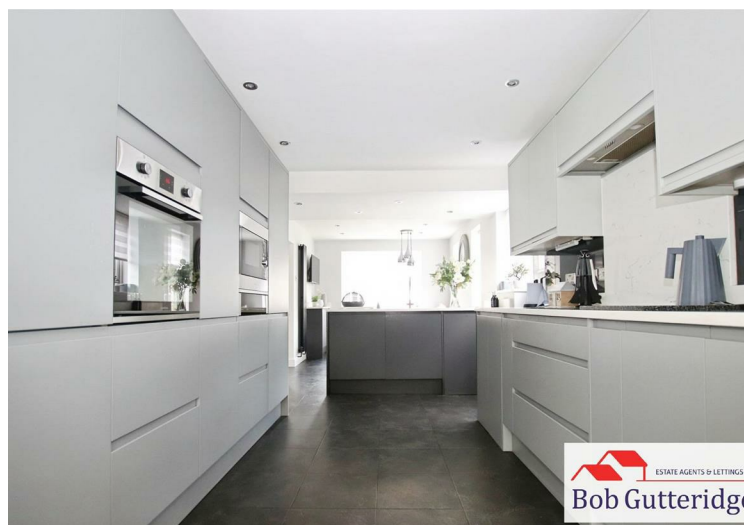


17 Friesian Gardens, Teesdale Heights, Newcastle, Staffs, ST5 6BB

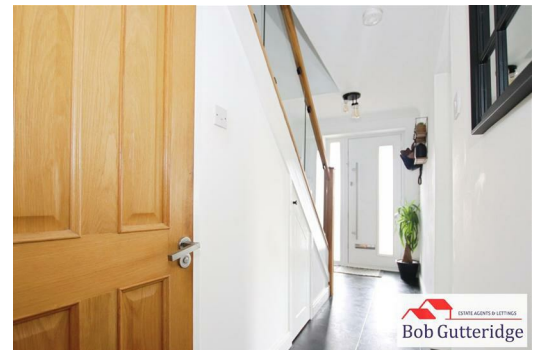


Freehold Offers in excess of £349,950

Bob Gutteridge Estate Agents are delighted to bring to the market this beautiful modern day detached home situated on this ever popular Teesdale Heights development which offers ease of access to the A34 & A500 as well as being well placed for amenities. This home has been enhanced with the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, downstairs WC, lounge, stunning open plan fitted kitchen/dining room, garden room and to the first floor are four generous bedrooms along with an en-suite shower room and master bathroom. Externally this property is set on a corner plot which allows for gardens to front, side and rear along with off road parking and an integral garage. Viewing Of This Beautifully Presented Home Is A Must !

ENTRANCE HALL

With composite double glazed frosted front access door with double glazed frosted panel to side, coving to ceiling, two pendant light fittings, smoke alarm, stairs first floor landing, slate effect flooring, power point, decorative dado rail, door to under stairs storage cupboard and doors lead off to rooms including;



DOWNSTAIRS WC 1.47m x 0.81m (4'10" x 2'8")

With enclosed light fitting, extractor fan, modern vertical radiator, a white suite comprising of low level WC, vanity sink unit with monobloc chrome mixer tap above, glazed splashback tiling and oak effect flooring.



LOUNGE 4.50m x 4.24m reducing to 3.43m (14'9" x 13'11" reducing to 11'3")

With Upvc double glazed sliding patio door to rear, Upvc double glazed window to side, coving to ceiling, two pendant light fittings, parquet flooring, modern double vertical radiator, TV aerial connection point, BT & Sky connection points (subject to usual transfer regulations) and power points.



**OPEN PLAN FITTED KITCHEN / DINING ROOM 8.51m x 2.79m
maximum (27'11" x 9'2" maximum)**

With Upvc double glazed bay window to front, three Upvc double glazed windows to side, composite double glazed side access door, down light fitting, sixteen LED spotlight fittings, two modern vertical double panel radiators, slate effect flooring, TV aerial connection point, a range of base and wall mounted soft grey storage cupboards providing ample domestic cupboard and drawer space, quartz work surfaces with integrated bowl and a half sink unit with mixer tap above, built in four ring Lamona electric ceramic hob unit with extractor hood above, integrated Lamona microwave, integrated Lamona fan assisted electric oven, integrated fridge/freezer, integrated dishwasher, slate effect flooring, plumbing for automatic washing machine, space for condenser dryer, glaze splashback, power points and access leads off to;



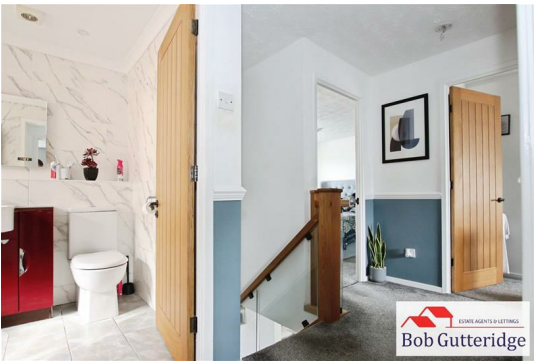
GARDEN ROOM 4.90m x 3.45m (16'1" x 11'4")

with Upvc double glazed windows to side and rear aspect, two double glazed skylights, three down lights, slate effect flooring, TV aerial connection point, modern double radiator and power points.



FIRST FLOOR LANDING

With access to loft space, smoke alarm, pendant light fitting, decorative dado rail, power point and doors lead off to rooms including;



BEDROOM ONE (FRONT) 3.43m x 3.25m (11'3" x 10'8")

With two Upvc double glazed windows to front, pendant light fitting, TV aerial connection point, panelled radiator, power points, sliding wardrobe doors reveal built in wardrobes providing ample domestic hanging and storage space, door to further built in storage and door leads off to;



EN-SUITE SHOWER ROOM 2.57m x 1.32m (8'5" x 4'4")

With Upvc double glazed frosted window to front, three spotlight fittings, extractor fan, fully tiled in modern wall ceramics, a white suite comprising low level dual flush WC, pedestal sink unit with chrome mixer tap above, walk in double shower enclosure with thermostatic direct flow shower and modern chrome towel radiator.



BEDROOM TWO (REAR) 3.84m maximum x 2.54m (12'7" maximum x 8'4")

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



BEDROOM THREE (REAR) 3.12m x 2.62m (10'3" x 8'7")

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



BEDROOM FOUR (REAR) 2.87m x 2.13m (9'5" x 7'0")

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



MASTER BATHROOM 2.59m x 1.88m (8'6" x 6'2")

With Upvc double glazed frosted window to side, coving to ceiling, five LED spotlight fittings, extractor fan, wall mounted LED electric mirror, fully tiled in marble effect wall ceramics, ceramic tiled flooring, a white suite comprising of dual flush WC, vanity sink unit with monobloc chrome waterfall mixer tap above, corner bath unit with monobloc chrome waterfall mixer tap with separate hair attachment, modern chrome towel radiator and double doors reveal built in storage cupboard providing ample domestic shelving and storage space.



EXTERNALLY



FORE GARDEN

With mature hedges to border, lawn section with shrubs to borders, a tarmac driveway provides off road parking, external lighting, paved pathways and a gate provides access to;

SIDE GARDEN

Bounded by garden garden brick walls along with composite fencing, a paved area provides patio and sitting space, external lighting and access leads off to;



REAR GARDEN

Bounded by garden brick walls along with composite fencing, concrete post and timber fencing, paved area provides patio and sitting space, lawn section with raised beds with mature shrubs, external water supply and a further gate provides access to the front of the property.



INTEGRAL GARAGE

With electric roller door and ample domestic 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	74 C	78 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



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