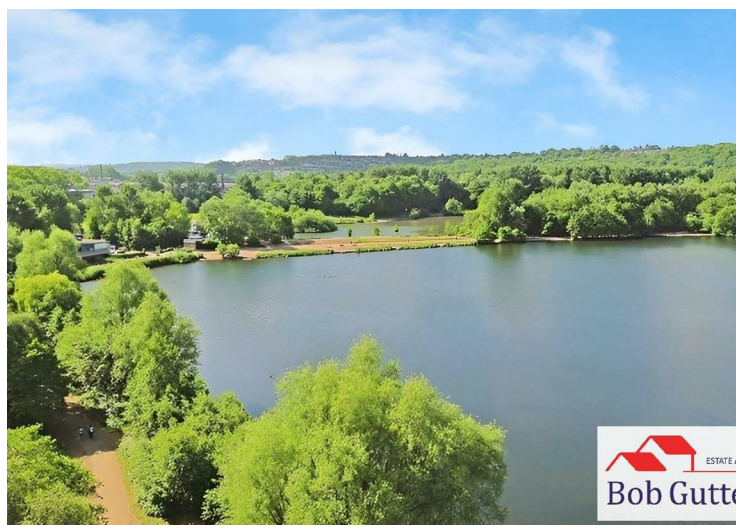


2 Watlands View, Porthill
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2 Cloughwood Way, Westport View, Stoke-On-Trent, Staffordshire, ST6 4SB



Freehold Offers in excess of £349,950

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented and extended modern day detached home overlooking the ever popular Westport Lake. The vendors of this home have updated, extended and beautifully modernised this property over recent years and the end result is something quite desirable ! As you would expect this home offers 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, beautiful modern fitted kitchen with integrated appliances plus granite work surfaces, utility room, a full width family room/ dining room and to the first floor are four generous bedrooms along with an en-suite shower room and master bathroom. Externally the works have continued and to the front a resin driveway provides ample off road parking and to the rear an enclosed garden boasting ease of maintenance. The location of this home offers beautiful views to the front along with offering scenic walks around Westport Lake ! Viewing Advised !

ENTRANCE HALL

With composite double glazed frosted front access door, modern vertical radiator, two LED spotlight fittings, Karndean flooring, stairs to first floor landing, wall mounted Hive thermostat, two power points and doors to rooms including;



DOWNSTAIRS WC 1.55m x 0.99m (5'1" x 3'3")

With Upvc frosted double glazed window to front with inset lead pattern, LED spotlight fitting, a white suite comprising of low level dual flush WC, vanity sink unit with chrome mixer tap above, ceramic half wall tiling, Karndean flooring and modern vertical chrome towel radiator.



LOUNGE 4.32m x 3.73m (14'2" x 12'3")

With Upvc double glazed window to front with inset lead pattern, coving to ceiling, pendant light fitting, two wall light fittings, Karndean flooring, Sky-Q connection point & BT telephone point (Subject to usual transfer regulations), modern vertical double radiator, power points, door to understairs storage cupboard providing ample domestic storage space and access leads off to;



FITTED KITCHEN / BREAKFAST ROOM 5.92m x 2.62m (19'5" x 8'7")

with eight LED spotlight fittings, a range of base and wall mounted modern grey storage cupboards providing ample domestic cupboard and drawer space, granite work surfaces with matching upstands, built in sink unit with chrome mixer tap above, built in AEG induction electric ceramic hob unit with extractor hood above, integrated fridge/freezer, built in Teka microwave, built in Hotpoint double fan assisted oven, integrated dishwasher, Karndean flooring, power points and access of to;



UTILITY ROOM 2.59m x 1.47m (8'6" x 4'10")

With two LED spotlight fittings, heat detector, base mounted modern grey storage cupboards providing ample domestic cupboard space, granite work surfaces with matching upstands, built in sink unit with mixer tap above, plumbing for automatic washing machine, space for condenser dryer, power points, Karndean flooring, integral access to garage and access leads off to;



FAMILY ROOM / DINING ROOM 6.55m x 2.84m (21'6" x 9'4")

With three double glazed skylights, Upvc double glazed bi-fold doors to rear, two double modern vertical radiators, Sky-Q connection point, Karndean flooring, three downlights and power points.



FIRST FLOOR LANDING

With access to loft space, smoke alarm, power points and doors to rooms including;



BEDROOM ONE (FRONT) 3.94m maximum x 3.76m reducing to 2.92m (12'11" maximum x 12'4" reducing to 9'7")

With Upvc double glazed window to front with inset lead pattern, pendant light fitting, two downlight fittings, modern double radiator, power points and built in wardrobes providing ample domestic hanging space and storage space. Access leads off to;



EN-SUITE SHOWER ROOM 1.68m x 1.65m (5'6" x 5'5")

With Upvc frosted double glazed window to front with inset lead pattern, extractor fan, LED spotlight fitting, a modern white suite comprising of low level dual flush WC, circular sink unit with chrome mixer tap above, corner glazed shower cubicle with thermostatic direct flow shower with separate hair attachment, wood effect laminate flooring and chrome towel radiator.



BEDROOM TWO (REAR) 3.07m x 2.77m (10'1" x 9'1")

With Upvc double glazed window to rear with inset lead pattern, pendant light fitting, modern radiator and power points.



BEDROOM THREE (REAR) 2.72m x 2.67m (8'11" x 8'9")

With Upvc double glazed window to rear with inset lead pattern, pendant light fitting, modern radiator and power points.



BEDROOM FOUR (FRONT) 2.72m x 2.06m (8'11" x 6'9")

With Upvc double glazed window to front with inside lead pattern, pendant light fitting, modern radiator and power points.



FIRST FLOOR FAMILY BATHROOM 1.83m x 1.73m (6'0" x 5'8")

With Upvc double glazed frosted window to rear with inset lead pattern, spotlight fitting, extractor fan, a modern white suite comprising of low level dual flush WC, circular sink unit with monobloc chrome waterfall mixer tap above, built in bath unit with monobloc chrome waterfall mixer tap, thermostatic direct flow shower with separate hair attachment, aqua boarding to splashbacks, chrome towel radiator and oak effect laminate flooring.



EXTERNALLY



FORE GARDEN

With a resin driveway providing ample off road parking for three or so vehicles, external lighting, EV charge point, power supply and access along both sides of the property providing access to;



ENCLOSED REAR GARDEN

Bounded by timber post and timber fencing, an artificial grassed area provides ease of maintenance, paved pathway leads to a hardstanding with power supply for a hot tub, external lighting, raised feature pond with filter / pump and a paved area to the side providing ample patio and sitting space,



INTEGRAL GARAGE 5.16m x 2.44m (16'11" x 8'0")

With electric roller door to front, Upvc double glazed frosted window side with inset lead pattern, electricity consumer unit, pendant light fitting, ample domestic storage space and built in boiler cupboards housing a gas combination boiler providing the domestic hot water and central heating systems.

COUNCIL TAX

Band 'D' 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.

2 Cloughwood Way, Stoke-on-Trent, ST6 4SB



Ground Floor



First Floor

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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