

22 Cheswardine Road, Bradwell, Newcastle, Staffs, ST5 8SG



Freehold Offers in excess of £265,000

Nestled on the charming Cheswardine Road in Newcastle, this modern extended detached home in Bradwell offers delightful contemporary living. As you step inside, you are welcomed by a spacious entrance hall that sets the tone for the rest of the home. The fitted kitchen is well-equipped, providing an ideal space for culinary enthusiasts to create their favorite dishes. The full-width lounge is perfect for relaxation and entertaining, boasting ample natural light that flows through the UPVC double glazing. This inviting space seamlessly connects to the garden room, which serves as a wonderful retreat, ideal for enjoying the views of the garden throughout the seasons. This detached home features three well-proportioned bedrooms, providing plenty of space for family or guests. The master bedroom benefits from an en-suite shower room, adding a touch of luxury and convenience to your daily routine. With gas central heating throughout, this home ensures warmth and comfort during the cooler months. The property is set in a peaceful neighborhood, making it an excellent choice for those seeking a tranquil lifestyle while still being close to local amenities. In summary, this modern extended detached home on Cheswardine Road is a perfect family home, combining comfort, style, and practicality in a desirable location. Don't miss the opportunity to make this charming property your own.

ENTRANCE HALL

With composite double glazed frosted front access door, coving to ceiling, pendant light fitting, panelled radiator, smoke alarm, oak effect laminate flooring, BT telephone point (Subject to usual transfer regulations), power point and archway leads off to;



FITTED KITCHEN 3.20m x 2.11m (10'6" x 6'11")

Upvc double glazed window to front with inset LED pattern, artex to ceiling, four lamp light fitting, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in bowl and a half stainless steel sink unit with mixer tap above, built in five ring Neff gas hob unit with oven beneath plus extractor hood above, ceramic splash back tiling, ceramic tiled flooring, plumbing for automatic washing machine, double panelled radiator, space for undercounter fridge and power points.



**FULL WIDTH LOUNGE / DINER 5.59m x 4.17m reducing to 3.12m
(18'4" x 13'8" reducing to 10'3")**

With Upvc double glazed window to rear, artex to ceiling, coving, two wall light fittings, double panelled radiator, single panelled radiator, feature fire surround with built in living flame coal effect gas fire, TV aerial connection point, power points, stairs to first floor landing and access off to;



GARDEN ROOM 5.54m x 3.10m (18'2" x 10'2")

With Upvc double glazed bi-fold doors to rear, Upvc double glazed windows to both side aspects, three double glazed skylights, six spotlight fittings, engineered oak flooring, TV aerial connection point, power points and a feature cast iron log burner with glazed hearth.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to side with inset lead pattern, artex to ceiling, pendant light fitting, access to loft space, power point and doors to rooms including;



BEDROOM ONE (FRONT) 3.71m x 3.45m (12'2" x 11'4")

With Upvc double glazed window to front with inset lead pattern, pendant light fitting, panelled radiator, power points TV aerial socket and access to;



EN-SUITE SHOWER ROOM 2.06m x 1.40m (6'9" x 4'7")

With Upvc double glazed frosted window to front, two enclosed light fittings, extractor fan, a white suite comprising of low level WC, pedestal sink unit with chrome mixer tap above, walk in double shower enclosure with electric shower, aqua boarding to splashback, vinyl cushion flooring and panelled radiator.



BEDROOM TWO 2.79m x 3.18m to wardrobe frontage (9'2" x 10'5" to wardrobe frontage)

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



BEDROOM THREE 2.69m x 2.16m (8'10" x 7'1")

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



FIRST FLOOR BATHROOM 2.06m x 1.96m (6'9" x 6'5")

With Upvc double glazed frosted window to side, artex to ceiling, enclosed light fitting, extractor fan, a white suite comprising of built in dual flush WC, vanity sink unit with chrome mixer tap above, panel bath unit with chrome mixer tap and shower attachment, ceramic half wall tiling, panelled radiator and vinyl cushion flooring.



EXTERNALLY



FORE GARDEN

With a tarmac driveway providing off road parking for two or so vehicles, lawn section to side and access leads off to:



REAR GARDEN

Bounded by concrete post and timber fencing, an Indian stone paved area provides ample domestic patio and sitting space, artificial grassed area with raised beds to borders and a timber decked area providing further patio and sitting space.



INTEGRAL GARAGE 4.90m x 2.31m (16'1" x 7'7")

With up and over door, part panelled part glazed side access door, pendant light fitting, electricity consumer unit, space for condenser dryer, power points and ample domestic storage space.

COUNCIL TAX

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

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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.

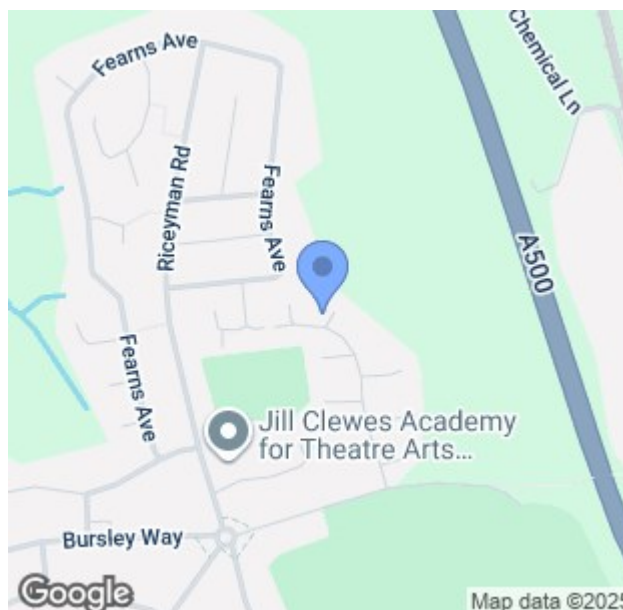
VIEWING

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

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HOURS OF OPENING

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



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