

30 Westerdale Drive, Keele, Newcastle, Staffs, ST5 5FH



Freehold Offers in excess of £600,000

Bob Gutteridge Estate Agents are delighted to bring to the market this immaculately presented, five bedroom detached house tucked in a quiet corner of this particularly successful development in Keele. This home occupies a desirable plot which overlooks countryside views to the rear. Built in 2020 the current owners have had a number of high quality upgrades to include EV charger, solar panels with battery storage, full CCTV system and extended accommodation. On entering the house there is a double height hallway with a bridge crossing at first floor level looking down to the entrance. A spacious bay fronted lounge, modern open plan fitted kitchen / dining room opening into the addition of an orangery / family room with feature media wall plus bi-fold doors, utility room, downstairs WC and to the first floor the first floor are five well proportioned bedrooms. The master bedroom has offers a walk-in dressing room and luxury en-suite shower room. Bedrooms two and three are both good double rooms and share a Jack & Jill shower room. Bedrooms four and five are served by the family bathroom. The rear garden is a standout feature enjoying an open aspect across fields to the rear with a fabulous sunken terrace creating an ideal space for outdoor entertaining. Within the pretty village of Keele there is a pub which is in walking distance of the house and many picturesque walks in the surrounding countryside. Keele University campus is just up the road and Newcastle town centre a ten minute drive away. This truly beautiful modern day detached home should be placed firmly at the top of any viewing list !

ENTRANCE HALL

With composite double glazed frosted front access door with double glazed panels to sides, drop down light fitting, battery and mains smoke alarm, two spotlight fittings, panelled radiator, wall mounted thermostat, power points, modern grey wood effect flooring, panelled radiator, stairs to first floor landing, door to understairs store and doors to rooms including;



BAY FRONTED LOUNGE 6.32m x 3.89m (20'9" x 12'9")

With Upvc double glazed bay window to front with inset lead pattern, fitted window shutters, two pendant light fittings, two double panelled radiators, TV/satellite connection points, BT & Virgin Media connection points (Subject to usual transfer regulations) and power points.



OPEN PLAN FITTED KITCHEN / DINING ROOM 9.27m x 3.15m (30'5" x 10'4)

With Upvc double glazed window to rear, twelve spotlight fittings, modern grey wood effect flooring, double panelled radiator, modern vertical radiator, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, square edge work surface with integrated bowl and half stainless steel sink unit with chrome mixer tap above, built in five ring gas hob unit with extractor hood above, built in Zanussi double oven, integrated fridge/freezer, integrated dishwasher, wall mounted thermostat, power points and access off to;



ORANGERY 5.97m x 2.95m (19'7" x 9'8")

With Upvc double glazed bi-fold doors to rear, two Upvc double glazed domes, modern grey wood effect flooring, feature media wall with media connections plus feature log effect electric fire, acoustic sound boards, double vertical radiator and power points.



UTILITY ROOM 2.06m x 1.80m (6'9" x 5'11")

With double glazed composite side access door, extractor fan, pendant light fitting, smoke alarm, plumbing for automatic washing machine with space for stacked condenser dryer, base mounted storage cupboard, round edge work surface in marble effect with built in stainless steel sink unit with mixer tap above, modern grey wood effect flooring, panelled radiator, power points and access off to;



DOWNSTAIRS WC 1.80m x 1.60m (5'11" x 5'3")

With Upvc double glazed frosted window to rear, extractor fan, pendant light fitting, a white suite comprising of built in dual flush WC, wall mounted sink unit with mixer tap above, ceramic wall tiling, modern grey wood effect flooring and panelled radiator.



FIRST FLOOR GALLERY LANDING

With Upvc double glazed window to front with inset lead pattern, battery and mains smoke alarm, spotlight fitting, access to loft space, panelled radiator, built in airing cupboard housing the hot water cylinder and doors to rooms including;



BEDROOM ONE (FRONT) 4.98m x 3.15m (16'4" x 10'4")

With Upvc double glazed window to front with inset lead pattern, pendant light fitting, feature wood panelling, TV aerial connection point, panelled radiator, power points and door leads off to;



WALK IN WARDROBE 2.24m x 1.73m to wardrobe frontage (7'4" x 5'8" to wardrobe frontage)

With access to loft space, pendant light fitting, power points and sliding wardrobe doors reveal built in wardrobes providing ample domestic hanging space and storage space.



EN-SUITE SHOWER ROOM 2.67m x 1.57m (8'9" x 5'2")

With Upvc double glazed frosted window to side with inset lead pattern, extractor fan, three spotlight fittings, a white suite comprising of built in dual flush WC, wall mounted sink unit with chrome mixer tap above, walk in shower enclosure with thermostatic shower, electric shaver socket, modern grey wood effect flooring and chrome towel radiator.



BEDROOM TWO 3.86m x 3.61m (12'8" x 11'10")

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



JACK & JILL EN-SUITE SHOWER ROOM 2.90m x 1.60m (9'6" x 5'3")

With Upvc double glazed frosted window to side with inset lead pattern, three spotlight fittings, extractor fan, modern chrome towel radiator, built in dual flush WC, wall mounted sink unit with chrome mixer tap above, walk in double shower enclosure with thermostatic shower, ceramic splashback tiling, modern grey wood effect flooring and access to;



BEDROOM THREE (REAR) 3.53m x 3.81m reducing to 3.02m (11'7" x 12'6" reducing to 9'11")

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



BEDROOM FOUR (REAR) 2.13m x 2.84m (7'0" x 9'4")

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



BEDROOM FIVE (REAR) 2.82m x 2.11m (9'3" x 6'11")

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



MASTER BATHROOM 2.36m x 2.13m maximum (7'9" x 7'0" maximum)

With Upvc double glazed frosted window to rear, four spotlight fittings, extractor fan, electric shaver socket, a white suite comprising of dual flush WC, wall mounted sink unit with chrome mixer tap above, panelled bath unit with chrome mixer tap, ceramic half wall tiling, modern vertical radiator and modern grey wood effect flooring.



EXTERNALLY



FORE GARDEN

With a brick paved driveway allowing for ample off road parking to the front of the property, external lighting, Anderson EV car charging point and access off to;



ENCLOSED REAR GARDEN

Bounded by garden brick walls along with concrete post and timber fencing, an expansive Indian stone paved area provides ample patio and sitting space, artificial grassed area, steps tier down to a plum slate chipping area with a composite decked area allowing for further sitting space, Indian stone paved BBQ area and a further artificial grassed area. There is also electricity supply installed in readiness for a hot tub and the outdoor lighting is controlled by Alexa.



DOUBLE GARAGE / MAN CAVE 4.98m x 3.91m (16'4" x 12'10")

With two LED light fittings, a Valliant combination boiler providing the domestic hot water and central heating systems, panelled radiator, power points, built in storage cupboard and access off to;



FRONT OF GARAGE STORE 5.05m x 1.57m (16'7" x 5'2")

With up and over front access door, electricity consumer units, 6.66KW Solar system with a GivEnergy battery storage system.

COUNCIL TAX

Band 'F' 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.

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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

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	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



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