

**DALE**  **COLLINS**

**£415,000**

**25 Leys Drive, Westlands, ST5 3JG**



**A beautiful detached dormer-bungalow, located in the sought-after Westlands area of Newcastle Under Lyme. Two ground floor bedrooms, two reception rooms, kitchen and utility, and garage conversion to create a peaceful reading room. First floor bedroom and lounge. Lovely gardens and an in-&-out driveway. Viewing highly recommended.**

# 25 Leys Drive, Westlands, ST5 3JG

## ENTRANCE PORCH

6'8" x 4'10" (2.03m x 1.47m)

Entrance into the outer-porch via UPVC door. Tiled flooring, UPVC double glazed elevations, polycarbonate roof. Wall mounted radiator - warm and welcoming.

## ENTRANCE HALLWAY (L-shaped)

13'8" x 4'9" (4.17m x 1.45m) and 9'9" (2.97m) x 6'2" (1.88m)

Through the inner front door, into the main entrance hall, with cream fitted carpet, wall mounted radiator, doors off to the ground floor accommodation. L-shaped, with stairs off to the first-floor rooms.

## LOUNGE

19'9" x 13'9" (6.02m x 4.19m)

A wonderful, sunny, spacious room - beautifully presented with a continuation of the fitted carpet, pale cream painted walls. Gas fire set within a tasteful modern hearth and surround. Internal double doors open into the dining room for a really excellent open-plan space if required. A wall of glazing overlooks the rear garden, with a tilt-and-slide double-glazed installation that allows for excellent access to the rear patio and garden (the central panel of the glazing slides open). Wall mounted radiator. Doorway through to the reading-room, formed from the garage conversion.

## DINING ROOM

13'10" x 10'10" (4.22m x 3.30m)

Beautifully presented, the dining room can be opened out into the main lounge area, but provides a lovely setting for formal dining table and chairs. Fitted carpet, wall mounted radiator, UPVC double glazed bow-window overlooking the front of the property.

## BREAKFAST KITCHEN

14'2" x 10'8" (4.32m x 3.25m)

Well appointed with a range of fitted wall and base units, inset composite sink and drainer, integrated oven and microwave, integrated dishwasher. Electric hob with extractor hood above. Large UPVC double glazed window overlooking the rear patio and garden. Space for american-style fridge freezer. Wall mounted radiator. Doorway through to the rear hall. Cushion flooring - durable and warm.

## UTILITY ROOM

7'10" x 5'0" (2.39m x 1.52m)

Excellent laundry with sink and drainer and worktop space, with plumbing for washing machine and space for tumble dryer. Useful under-counter cupboard and wall mounted fitted cupboard. Wall mounted radiator and continuation of the cushion flooring.

## BEDROOM ONE

11'3" x 9'11" (3.43m x 3.02m) excluding fitted wardrobes

A well presented double bedroom with fitted carpet, wall mounted radiator, fitted mirrored wardrobes and UPVC double glazed bay window overlooking the front of the property.

## BEDROOM TWO

10'0" x 8'6" (3.05m x 2.59m)

Second double room, with fitted carpet, wall mounted radiator and UPVC double glazed window.

## FAMILY SHOWER-ROOM

8'6" x 6'3" (2.59m x 1.91m)

Modern and spotless. Large double shower tray with fixed screen. Wash hand basin and wc. Tiled walls and warm cushion flooring. UPVC double glazed frosted-glass window. Wall mounted radiator.

## LIBRARY/READING ROOM

17'4" x 9'4" (5.28m x 2.84m)

This peaceful space has been created from a conversion of the mid-section of the attached single garage. Well insulated and fitted with a range of shelving, fitted carpet, wall mounted electric fire and wall mounted radiator. Access panel to the front of the original garage area, ideal for storage of bikes, etc. and fitted with an electric roller shutter door. To the rear of the room a doorway gives access to a rear garden porch.

## REAR GARDEN PORCH

9'4" x 7'7" (2.84m x 2.31m)

Excellent space to store garden equipment, or somewhere to over-winter delicate garden plants - or store garden furniture. This little left-over-enclave of the attached garage will prove to be essential storage space for any purchaser.

## STAIRS TO FIRST FLOOR

Rising up from the main entrance hallway, with a continuation of the fitted carpet, to a reception/seating area on the landing.

## LANDING SEATING AREA

10'10" x 7'8" (3.30m x 2.34m)

Excellent space for a quiet reading room, a child's play room or even a hobby room. UPVC double glazed window, wall mounted radiator and useful storage cupboards. Gallery landing, with velux windows, leading to the guest cloakroom and third bedroom.

## GUEST WC

11'11" x 3'5" (3.63m x 1.04m)

Ideal for any household - and an excellent addition for the use of the first-floor bedroom. Wash hand basin, wc, large Velux window with some lovely views over the rear garden. Cushion flooring and wall mounted radiator. Large enough to provide some excellent storage space.

## BEDROOM THREE

10'6" x 7'0" (3.20m x 2.13m)

With a vaulted ceiling, housing double-width Velux window, the attic bedroom is bright and spacious and has fitted wardrobes and additional storage. Fitted carpet, wall mounted radiator.

## OUTSIDE AREAS

The property occupies a large plot that has been well maintained over the years. With a Tarmac in-and-out driveway to the front, behind mature beech hedges and with planted borders - the property undoubtedly has kerb-appeal. To the rear is a paved patio area, with wide steps leading up to the lawned garden. The borders are planted with mature shrubs and hedges. Raised, paved patio section and a garden shed tucked away.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	















## Location

Ree University



### VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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