



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Birch Tree Lane

Whitmore, Newcastle, ST5 5HE

£1,250,000





## Birch Tree Lane

Whitmore, Newcastle, ST5 5HE

Glen Falls offers a spacious uniquely designed three bedroom detached property, maintained to an exceptional high standard throughout. The property is positioned on an elevated plot extending to approximately 0.85 of an acre or thereabouts, boasting manicured formal gardens and spacious living and entertaining accommodation. Glen Falls offers polished porcelain floors benefitting from underfloor heating, patio doors leading to an outside entertaining space, with internal accommodation having open plan living to the ground floor, office and wc to the lower ground floor and bedrooms providing en-suite and dressing area facilities. The master suite is located on the second floor with ensuite facilities and patio doors leading out onto an exceptional balcony which allows you to enjoy the surrounding landscape.

Viewing of this stunning property is highly recommended to appreciate the high specification and accommodation on offer.

### Situation and Directions

From the village of Keele turn towards Whitmore and Baldwins Gate. Continue on the A53 and turn on to Snape Hall Road. Turn right on to Birch Tree Lane and the property will be indicated by our 'For Sale' board.

### Accommodation Comprises:

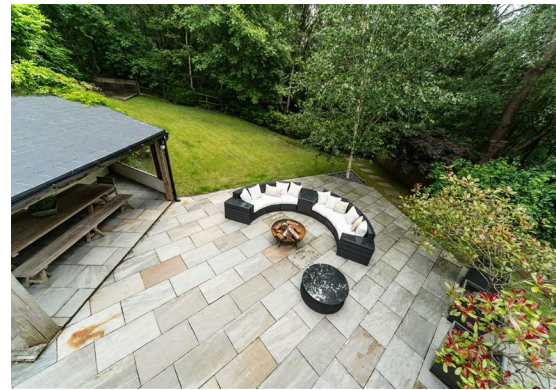
#### Ground Floor







**Dining Room**  
21'3" x 19'0" (6.50 x 5.81)  
Max measurements. Sliding patio doors, stone tiled floor with underfloor heating. External door to front.  
Open plan to:



**Lounge**  
20'4" x 18'10" (6.21 x 5.76)  
Max measurements. Pair of sliding patio doors to side garden, two picture full length windows to front, feature fireplace incorporating log burning fuel stove, stone porcelain floor with underfloor heating.  
Open plan to:





### Breakfast Kitchen

31'0" x 18'2" (9.47 x 5.54)

Max measurements. Sliding patio doors to rear garden area, full length windows to side and rear gardens, porcelain tiled floor with underfloor heating.

#### Kitchen area:

Excellent bespoke range of built in units comprising base cupboards drawers and wall cupboards, Acrylic work surfaces incorporating Neff halogen hob with built in extractor over, built in Sub Zero American style fridge freezer, built in Neff electric oven and microwave with Wi Fi, built in Miele dishwasher, inset one and a half bowl stainless steel sink unit with mixer tap, AGA cooker with extractor over.

Breakfast Island with matching top with central concealed power points, cupboards and wine cooler.

### Utility Room

14'8" x 9'8" (4.49 x 2.97)

Matching wall and base units with work surfaces over, inset one and a half bowl stainless steel sink unit with mixer tap, plumbing for washing machine, built in storage cupboard, external door, porcelain tiled floor with underfloor heating.

### Lower Ground Floor

Stairs down to wc and office. Tiled floor with underfloor heating.



### WC

7'0" x 4'1" (2.15 x 1.26)

Shaped wash hand basin in vanity unit, low level wc, tiled floor.

### Office

14'4" x 8'11" (4.39 x 2.72)

Built in storage, tiled floor, radiator.





### First Floor Landing

Window and full length window to rear, radiator, stairs to second floor Master Suite.

### Bedroom Three

14'0" x 13'7" (4.27 x 4.16)

Max measurements. Window to front, radiator, integrated wardrobe.

### En - Suite

10'3" x 6'10" (3.14 x 2.10)

Fully enclosed double shower cubicle incorporating mixer shower fitment, low level wc with concealed cistern, wash basin set in vanity with drawers and shelving, heated towel rail, tiled floor, radiator.

### Bedroom Two

13'9" x 13'0" (4.2 x 3.98)

Windows to front and side, radiator, access to dressing area.



### Dressing Area

10'1" x 5'11" (3.08 x 1.81)

Radiator.

### En - Suite

9'6" x 6'10" (2.91 x 2.10)

Walk in double shower incorporating mixer shower fitment, low level wc, shaped hand basin on vanity unit with drawers and shelving, tiled floor, heated towel rail, radiator, window to side.

### Second Floor

#### Master Suite



### Bedroom

21'10" x 21'9" (6.68 x 6.65)

Sliding patio doors leading out onto balcony, remote controlled curtains and blinds, wall mounted air conditioning unit, tiled floor with underfloor heating. Walk in wardrobe.



### En Suite Bathroom

25'9" x 9'4" (7.86 x 2.86)

Max measurements. Stand alone bath, Duravit wash basin on vanity unit with cupboards and shelving, low level wc with concealed cistern, fully enclosed shower cubicle incorporating mixer shower fitment, tiled floor with underfloor heating. Sliding doors out onto balcony.



### Balcony

Stone tiled floor, feature balustrade, views of the rear gardens.



### Garage

23'0" x 20'6" (7.02 x 6.25)

Electric roller shutter door, concrete floor, light and power. Hot water pressured tank and oil boiler.



### Outside

The property is approached via a private road. Tarmacadam driveway providing parking for numerous vehicles incorporating inset lighting. Access to double garage. Gated access to rear gardens.





### Gardens

Front gardens laid to lawns with mature trees and shrubs. Indian stone patio at the rear elevation, with adjoining lawns. Power points and cold water tap. Open fronted BBQ area with lighting, power, speakers and wall mounted heaters. Inset steps to further garden area incorporating patio and wood store. Views over woodland area.

### Services

Mains electric and drainage. Oil central heating. Internal lights powered by Google. CCTV is installed all around the property.





### Viewings

By prior arrangement through Graham Watkins & Co.

### Services

We believe the property is connected to mains services.

### Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

### Measurements

All measurements given are approximate and are 'maximum' measurements.

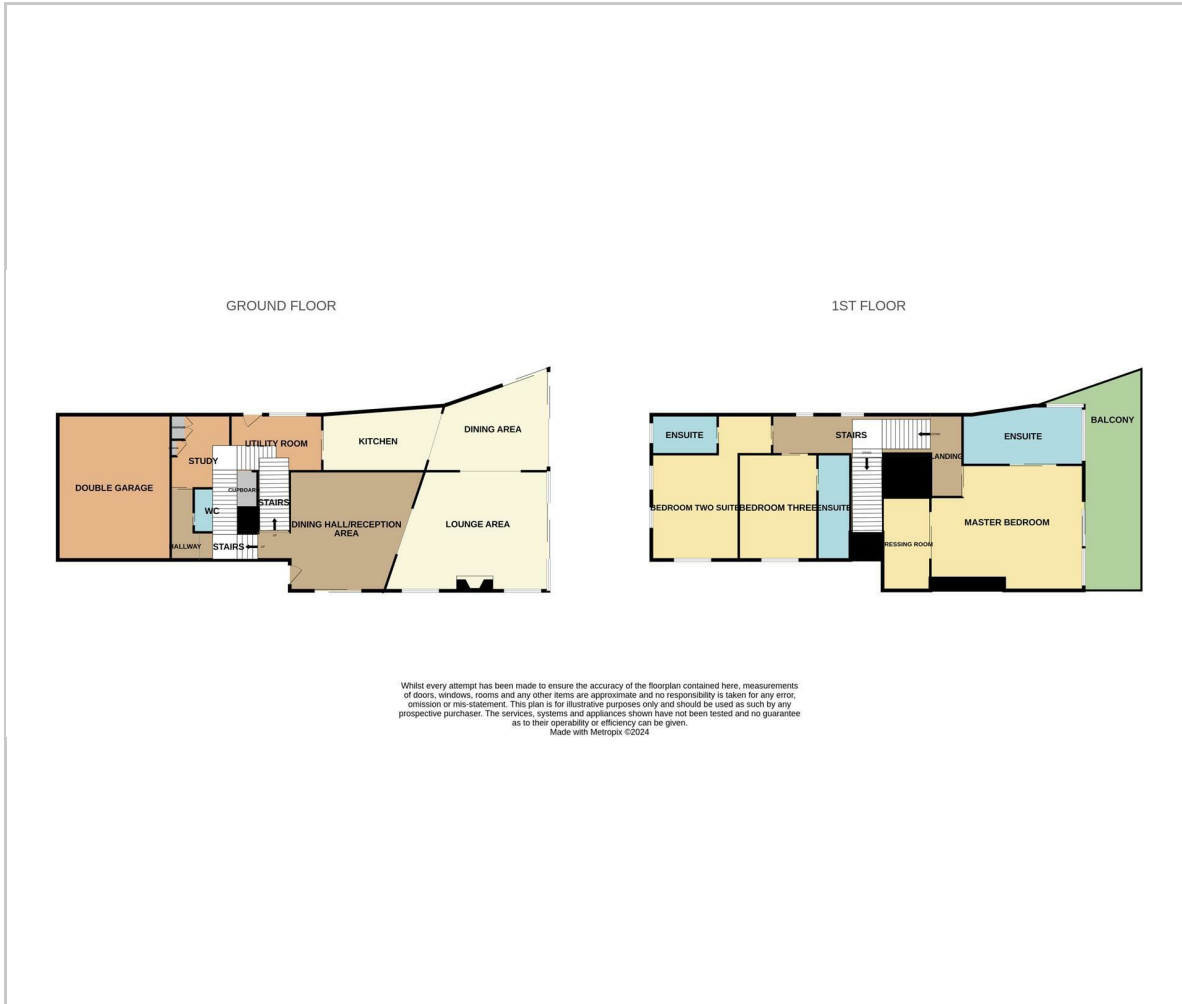
### Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.





## Floor Plan



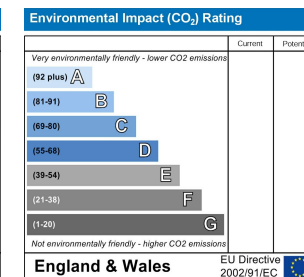
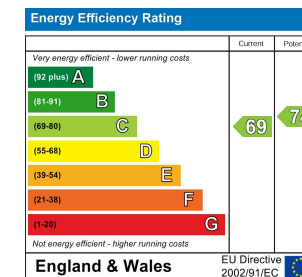
## Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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