



3

Bedrooms



2

Bathrooms



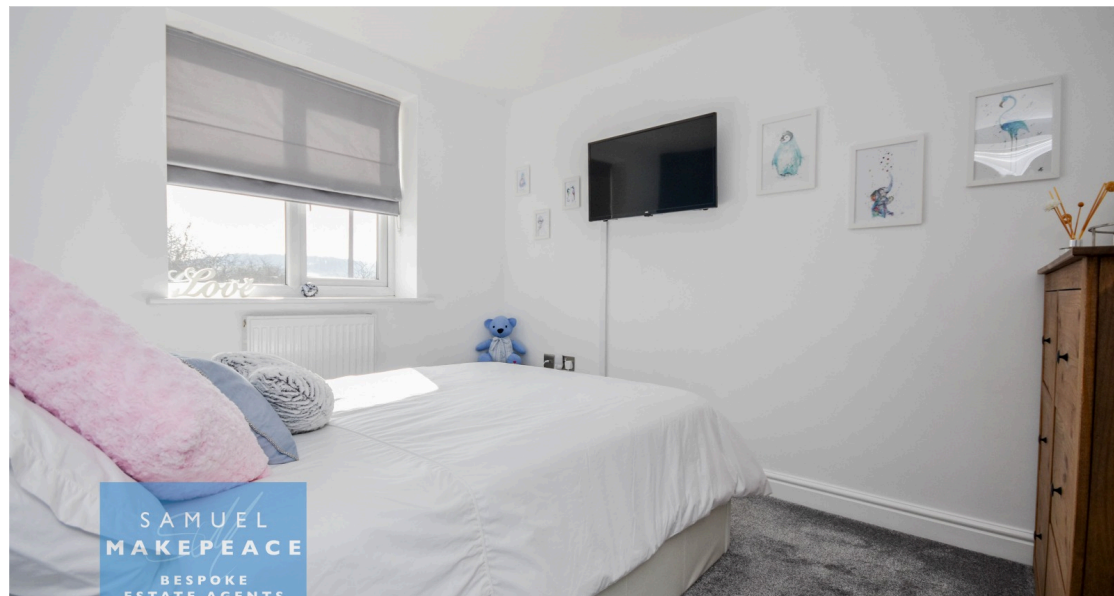
1

Reception

SAMUEL
MAKEPEACE
BESPOKE
ESTATE AGENTS



- **THREE STOREY PROPERTY**
- **WELL PRESENTED THROUGHOUT**
- **DRIVEWAY & LOW MAINTENANCE GARDEN**
- **THREE SPACIOUS BEDROOM ACROSS TWO FLOORS**
- **SPACIOUS MODERN FITTED KITCHEN**
- **MAIN BEDROOM ON TOP FLOOR with SHOWER ENSUITE**
- **BRILLIANT AREA & CLOSE TO KEELE**
- **CLOSE TO TRAVEL LINKS & LOCAL AMENITIES**
- **CLOSE TO GREAT SCHOOLS & COLLAGES**
- **CONTACT SAMUEL MAKEPEACE TODAY!**



It's time to float over the blissful waters all the way to Waters Edge Close. Nestled on a desirable estate, this stunning three storey townhouse is ready to take your living experience to new heights. Offering flexible, modern living across three beautifully designed floors, this home is perfect for growing families or professionals looking for a stylish retreat. With its versatile layout, sunlit interiors, and low-maintenance garden, you'll be singing its praises from the moment you step inside. The property features a flexible ground floor layout with a SPACIOUS KITCHEN/DINER, with ample space for appliances it is perfect for cooking and family meals, a BRIGHT LIVING ROOM that seamlessly blends into the CONSERVATORY with a door leading to the garden. To complete the ground floor is a convenient WC just off the entrance hall perfect for visitors! The first floor offers TWO DOUBLE BEDROOM, a perfect place for relaxing or even versatility for a at home office. A MODERN BATHROOM can also be found on the second floor boasting both bath and overhead shower. On the second floor, you'll find the LUXURIOUS MAIN BEDROOM with its own shower ensuite, the picture of a spa retreat. Outside, the home boasts a low maintenance tiered garden with decking, a paved driveway to the front. Make your move to Waters Edge Close today - this home is a rare find, combining style, space and practicality. Contact Samuel Makepeace Bespoke Estate Agents Today, to arrange a viewing and take the first step toward your dream home!

ROOM DETAILS

Entrance Hall - Double glazed window, laminate flooring and radiator.

Lounge - Two double glazed window, double glazed patio doors. Electric fireplace and radiator.

Kitchen - Double glazed window, Fitted wall and base units with worksurfaces and tiled splashback. Sink, drainer and half bowl, built under cooker, gas hob and cooker hood. Spaces for appliances include washing machine, dryer and fridge/freezer, tiled flooring and radiator.

Conservator - UPVC, double glazed window, double glazed sliding doors. Laminate flooring with under floor heating and radiator.

Bedroom Two - Double glazed window and radiator.

Bedroom Three - Double glazed window and radiator.

Bathroom - Double glazed window. LLWC, hand wash basin, bath with shower head. Tiled flooring, tiled walls and radiator.

Landing - Double glazed velux windows

Bedroom One - Double glazed window and radiator.

Ensuite - Double glazed window. LLWC, hand wash basin, shower cubicle. Tiled flooring, tiled walls and radiator.

EXTERIOR

Front - Paved driveway

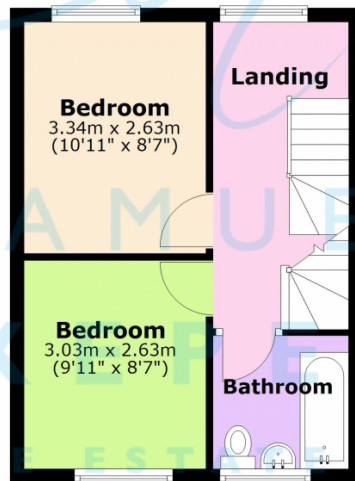
Rear - Pebbled area with decked patio.



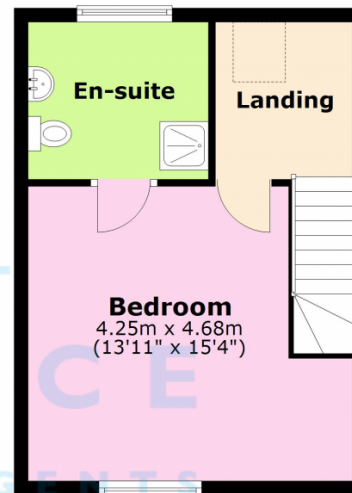
Ground Floor



First Floor



Second Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. It is provided as a guide only, and should be deemed an illustration only. The plan is not to scale, and does not suggest the correct positioning of any item within its contents. Samuel Makepeace Bespoke Estate Agents 01782 914 444.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	78	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Waters Edge Close, Newcastle-Under-Lyme

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