

James Du Pavey

INDEPENDENT ESTATE AGENTS

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Redpines, 5 Priory Road, Newcastle, Staffordshire, ST5 2EL

£395,000

A leafy oasis just a stroll from town sounds too good to be true! But it isn't, just on the outskirts of the bustling town centre of Newcastle Under Lyme is Redpines. From the house your main view is trees, whether it be at the front, back or side, just trees! So, if you need convenience but would really like private and peaceful, this is the perfect compromise. The property itself is a fabulous example of a substantial pre War detached house which retains lovely features of it's era and has spacious accommodation which includes a dual aspect living room with original French doors leading onto the garden, a dining room to accommodate a generous dinner party, and a kitchen sized to cater for such an event, there is also the utility room with plenty of storage and guest cloakroom on the ground floor. Upstairs, the master bedroom is of excellent proportions and has oodles of wardrobe space and cupboards, the second bedroom has it's own walk in study area, two further bedrooms and bathroom upstairs as well as access to the loft which we understand to be simply huge...so endless possibilities for onwards and upwards thinking! But the gardens are such a lovely aspect of this property they must be mentioned, mature and beautifully landscaped with formal rose garden and generous lawns, but loads of space for all sorts of outdoor enterprises!



ACCOMMODATION

Ground Floor

Entrance Porch 4' 2" x 3' 3" (1.27m x 0.99m)

With door to:-

Entrance Hall

A spacious square entrance hall having fitted picture rails, radiator, glazed French doors leading to the main reception rooms and stairs leading to first floor.

Guest Cloak Room 4' 7" x 4' 6" (1.4m x 1.37m)

With period suite comprising low level flush WC and wall mounted corner wash hand basin, part tiling to the walls, two windows to the front and cloaks storage area.

Living Room 17' 6" x 11' 11" (5.33m x 3.63m)

With leaded French doors leading out onto the rear patio and leaded windows to each side and large picture window to the front. Two radiators, coving to the ceiling, decorative ceiling rose and fitted Adams style fireplace housing inset electric living flame fire.

Dining Room 13' 11" x 11' 10" (4.24m x 3.61m)

A lovely size room having marble Adams style fire surround with inset gas fire, picture rails, large picture window to the front and radiator.

Breakfast Kitchen 19' 11" x 8' 11" (6.07m x 2.72m)

A superb kitchen with plenty of space to cook and dine. Having fitted worksurfaces with tiled inserts extending along two sides and including the breakfast bar area, matching tiled splashbacks and a range of base drawer and wall mounted units. One and a half bowl stainless steel sink unit with mixer taps, built in double oven with four burner electric hob and cooker hood over with decorative canopy. Large built-in store cupboard, two radiators, two windows overlooking the rear garden and recessed ceiling spotlights.

Utility Room 9' x 8' 3" (2.74m x 2.51m)

Having excellent built-in storage with appliance space and further storage, single drainer stainless steel sink unit with base unit and tiled walls. Radiator and window and door leading to the rear garden.

First Floor

Landing

A light and spacious landing with excellent sized storage/airing cupboard. A leaded window gives a beautiful view of the rear garden. Picture rails, radiator and a good sized hatch leading to the loft access.

Master Bedroom 17' 6" x 11' 10" (5.33m x 3.61m)

A superb sized room having a comprehensive range of fitted wardrobes and over bed storage, coving to the ceiling, radiator and window to the front.

Bedroom Two 14' 9" x 7' 9" (4.5m x 2.36m)

A lovely room being flooded with natural light given the two leaded windows to the rear and side elevations. Radiator and large built-in wardrobe. This room has the added advantage of a further store room/study area measuring 7'9" x 4'4" which currently has fitted shelving, a leaded window to the front and a radiator.

Bedroom Three 11' 11" x 11' 3" (3.63m x 3.43m)

Again another great sized bedroom with built-in wardrobe and vanity sink unit with storage beneath. coving to ceiling, radiator and window to the front.

Bedroom Four 7' 5" x 7' 5" (2.26m x 2.26m)

Having fitted shelving, radiator and leaded window to the front.



Family Bathroom 9' 5" x 8' 10" (2.87m x 2.69m)

A large bathroom with suite comprising panelled bath with shower mixer taps, vanity wash hand basin with storage beneath, close coupled WC, bidet and walk in fully tiled shower cubicle having mains power shower over. Window to the rear, towel radiator, fully tiled walls and inset mirror.

Garage 21' (max) x 12' 10" (max) (6.4m (max) x 3.91m (max))

A good sized garage having concertina timber doors to the front and workshop area with window and door to the rear.

Exterior

The property sits in a beautiful plot just on the outskirts of Newcastle town centre. The plot is generous and includes beautifully landscaped gardens. There is a shaped tarmac driveway leading to the garage and providing parking for numerous vehicles and a lawned front garden with flowerbeds hosting an array of mature plants and shrubs. The front garden is enclosed with brick wall and mature hedgerows. Leading around to the rear garden with paved pathway to the side, there is an extensive stone patio area which edges the lawned garden and further steps lead down to another stone pathway with an Italian style formal rose garden to the side. Again deep flowerbeds host an array of interesting and mature plants, shrubs and trees and there is an abundance of seasonal colour to be had. To the bottom of the garden there are a number of mature trees with a hardstanding suitable for a greenhouse and further large area suitable for...well whatever you wish!

Directions

From Newcastle town centre on the A34 heading north turn left at the traffic island onto the A53 towards Shrewsbury. Proceed through a set of traffic lights and take the next turning on the left Abbots Way, then immediately left back onto Priory Road and proceed almost to the end to where the



property can be found on the right hand side as indicated by our for sale board.

Viewing

If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01785 814917.

Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

Agents' Notes

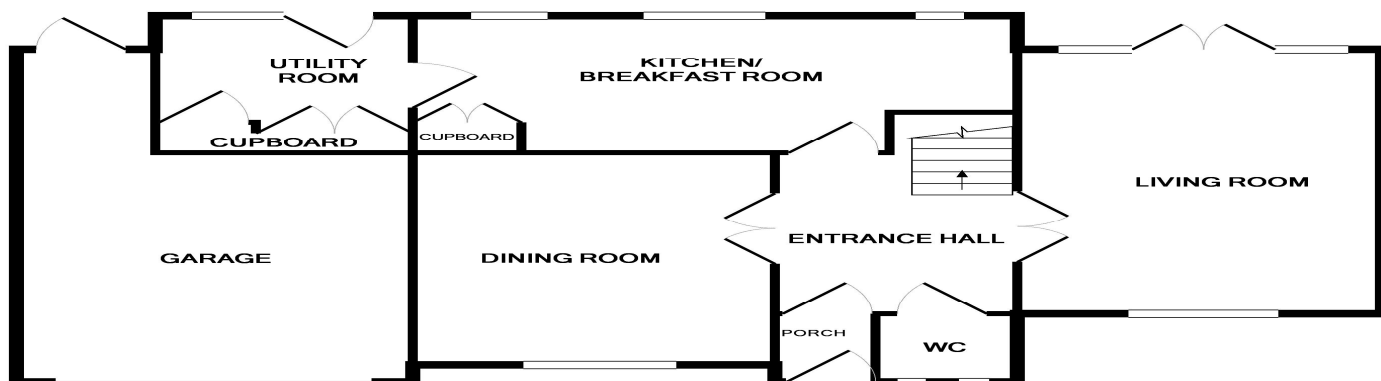
Although we ensure accuracy, those details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of James Du Pavey Ltd has any authority to make any representation or warranty in relation to this property.

Independent Mortgage Advice

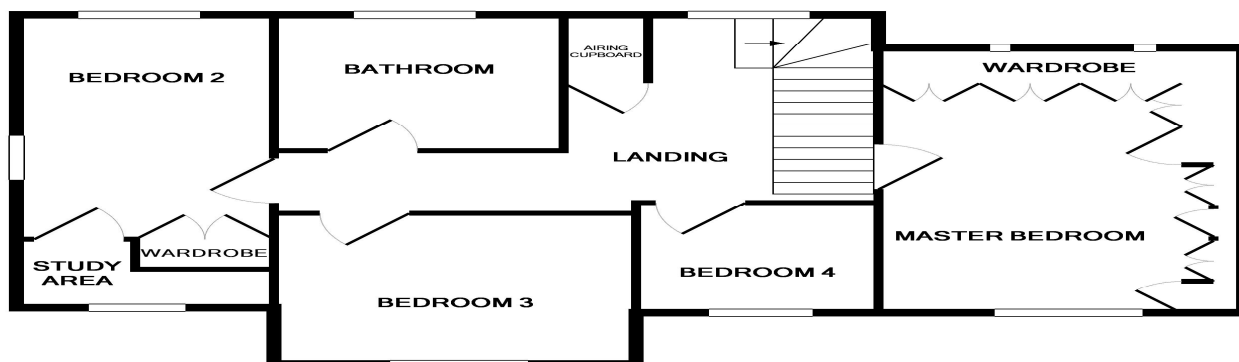
Tailored to meet your individual circumstances and situation. You will receive support throughout the process through to completion. Please contact us to arrange a free no-obligation consultation to review your financial affairs.

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Your Home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate		SAP	
5, Priory Road, NEWCASTLE, ST5 2EL		Reference number: 8732-6723-4930-2785-5922	
Dwelling type: Detached house		Type of assessment: RUSAP, existing dwelling	
Date of assessment: 28 July 2012		Total floor area: 150 m ²	
Use this document to:			
• Compare current ratings of properties to see which properties are more energy efficient			
• Find out how you can save energy and money by installing recommended measures			
Estimated energy costs of dwelling for 3 years:		£ 3,594	
Over 3 years you could save:		£ 668	
Estimated energy costs of this home			
Lighting	Current costs: £ 327 over 3 years	Potential costs: £ 204 over 3 years	Potential future savings: £ 123 over 3 years
Heating	£ 2,915 over 3 years	£ 2,259 over 3 years	£ 656 over 3 years
Hot Water	£ 348 over 3 years	£ 243 over 3 years	£ 105 over 3 years
Totals	£ 3,594	£ 2,706	£ 888
These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.			
Energy efficiency rating			
		<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>	
Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Floor insulation	£600 - £1,200	£ 261	Yes
2. Draught proofing	£40 - £100	£ 99	Yes
3. Low energy lighting for all fixed outlets	£25	£ 108	Yes
See page 3 for a full list of recommendations for this property.			
To find out more about the Green Deal, visit www.green-deal.co.uk or call 0800 423 434. Other actions you could take today to save money, visit www.betterhomesbettervalue.co.uk or call 0191 52 52 52.			

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