



FOLLWELLS

155 Dartmouth Avenue, Newcastle - ST5 3NR
£360,000

- Substantial Extended Semi Detached House
- Four Large Double Bedrooms
- Ideal For A Large Family
- Sought After Location With Elevated Open Outlook
- Extended Rear Living Room
- Spacious Family Dining Kitchen
- Master Bedroom With Ensuite
- Generous Garden Plot And Off-Road Parking

A substantially extended four bedroom semi detached house, holding an elevated position with a generous mature landscaped garden plot to the rear. Situated in a choice tree lined avenue location with an attractive front outlook onto green space and within easy access of the town centre and Royal Stoke University Hospital.

Ideally suited for a large growing family the property offers ample and spacious accommodation with two large reception rooms which includes an extended rear living room and a separate large family dining kitchen with utility. All four bedrooms to the first floor are of large double proportion with the master bedroom having a separate ensuite shower room in addition to a large family bathroom.





Accommodation:

Reception hallway, with split staircase to the first floor having under storage and parquet flooring. The bay fronted sitting/dining room has an attractive ornate fireplace with surround and glazed double doors open to the rear living room. The living room has been extended to the rear creating a large family space and has separate access from the hallway.

Adding to the family appeal is a most impressive family dining kitchen. Fitted with a generous range of kitchen units with dishwasher integration and work surfaces incorporating an enamel sink. There is also a combined freestanding double cooking range and large matching island unit extending to breakfast bar with further drawer units beneath. The room is finished with ceramic tile flooring and double patio doors open out to the rear garden. From the kitchen there is a separate utility with provision for washing/drying facilities and an internal door to a front garage storeroom giving direct access via double timber doors onto the the front. Also off the utility is a useful large cloakroom with WC and wash basin.



Access to the right of the split landing leads to the first floor extended accommodation providing a master bedroom suite with a three piece shower room including walk-in shower. All the remaining family bedrooms are also of large double proportion with the second bedroom overlooking the rear garden, while the remaining family bedrooms have an attractive outlook to the front. This includes the original smallest bedroom having been incorporated within the extension to double the size of the room.

Additionally on the first floor is a spacious family bathroom incorporating a four piece suite to include a claw foot bath with central shower tap and a separate large walk-in shower cubicle.

Externally, the property holds an elevated position to the front with block paved parking, shrub screening and canopy porch to the front door. The rear garden is again ideal for a large family being approximately 75 ft (23m) in length and being completely privately enclosed with natural screening to the rear boundary.





Attractively landscaped by the current vendor with various power points and external hardwired lighting. Pathway and steps lead to the main lawn area having an abundance of mature shrub/trees to borders and various paved patio areas with further natural tree screening. In addition there is a large timber framed summer house and storage shed that will remain with the property.

A Red Ash test has been carried out and is available on request. It is a class 2 with no remedial work recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



