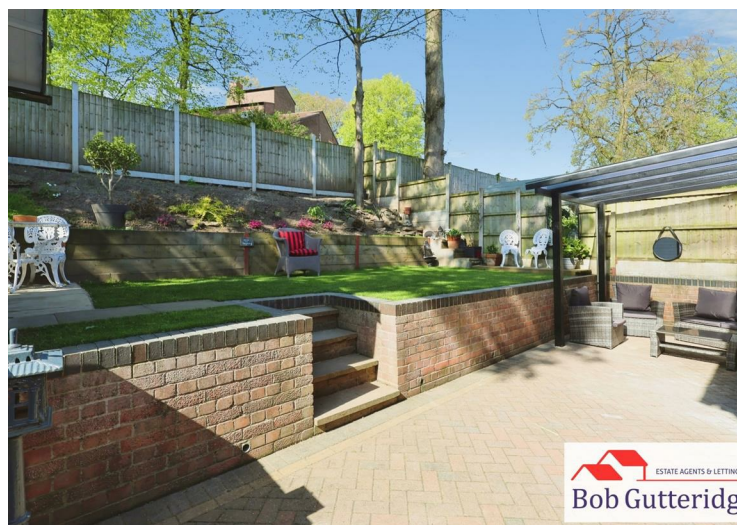


## 14 The Elms, Porthill, Newcastle, Staffordshire, ST5 8RP



**Freehold Offers in excess of £310,000**

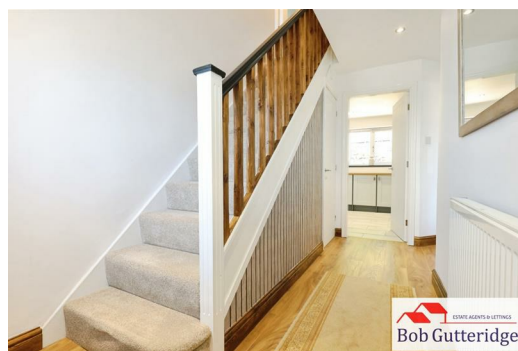
Bob Gutteridge Estate Agents are delighted to present this desirable and spacious modern detached home, situated within a highly sought-after and convenient cul-de-sac location in Porthill. Ideally positioned, the property offers excellent access to the A34 and A500, and is just a short drive from Wolstanton Village and Retail Park.

The current vendors have meticulously upgraded the property throughout, resulting in an impressive and beautifully maintained family home. Benefiting from modern comforts including Upvc double glazing and gas combination central heating, the well-proportioned accommodation briefly comprises: entrance hall, downstairs WC, bay-fronted lounge, separate dining room, a recently installed fitted kitchen, and a utility room with integral access to the garage. To the first floor, there are four generously sized bedrooms, complemented by a stunning family bathroom and an en-suite shower room. Externally, the property continues to impress. To the front, a brick-paved driveway provides ample off-road parking and access to the integral garage, while to the rear, a landscaped garden offers an ideal space for relaxation and entertaining.

Viewing of this exceptional home is highly recommended.

## ENTRANCE HALL

With composite double glazed frosted front access door featuring inset numerics, Upvc double glazed frosted window to front, three spotlight fittings, smoke alarm, single panelled radiator, oak effect laminate flooring, power point, stairs to first floor landing, and doors leading off to rooms including;



## DOWNSTAIRS WC 1.35m x 0.71m (4'5" x 2'4")

With batten light fitting, extractor fan, a white suite comprising low level dual flush WC, wall mounted sink unit with chrome mixer tap, ceramic splashback tiling, panelled radiator, and oak effect laminate flooring.



### **LOUNGE 4.72m into bay x 3.28m (15'6" into bay x 10'9")**

With Upvc double glazed bay window to front, two pendant light fittings, panelled radiator, feature marble fire surround with inset living flame coal effect gas fire, Virgin Media connection (subject to usual transfer regulations), power points with USB points, and ample living space.



### **DINING ROOM 2.79m x 3.00m (9'2" x 9'10")**

With Upvc double glazed patio doors to rear, pendant light fitting, panelled radiator, and power points.



### **FITTED KITCHEN 2.97m x 2.36m maximum (9'9" x 7'9" maximum)**

With Upvc double glazed window to rear, four LED spotlight fittings, panelled radiator, a range of base and wall mounted soft grey storage cupboards providing ample cupboard and drawer space, square edge work surfaces, space for range cooker with Hotpoint extractor hood above, integrated fridge and freezer, ceramic tiled flooring, ceramic splashback tiling, power points, and access to;



### **UTILITY ROOM 2.39m x 1.80m (7'10" x 5'11")**

With Upvc double glazed rear access door, Upvc double glazed window to rear, LED light fitting, base mounted soft grey storage cupboards providing storage space, round edge work surface incorporating stainless steel sink unit with mixer tap, plumbing for automatic washing machine, Main Eco Compact gas combination boiler providing domestic hot water and central heating, power points, ceramic tiled flooring, and integral access to garage.



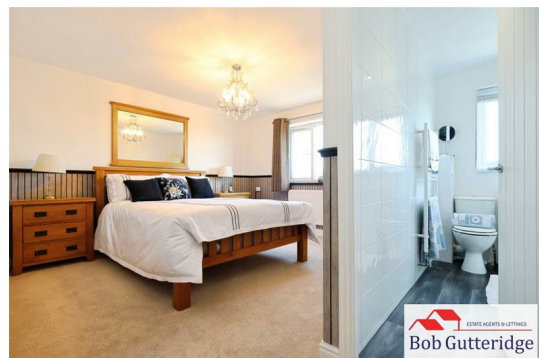
## FIRST FLOOR LANDING

With pendant light fitting, power point, and doors leading off to rooms including;



## BEDROOM ONE (FRONT) 3.81m x 3.33m + door recess (12'6" x 10'11" + door recess)

With Upvc double glazed window to front, pendant light fitting, panelled radiator, Virgin Media connection point, power points, decorative dado rail, access to loft space via a aluminium retractable ladder, the loft space is boarded and offers lighting. Door leading off to;



**EN-SUITE SHOWER ROOM 2.57m x 1.91m maximum (8'5" x 6'3" maximum)**

With Upvc double glazed frosted window to front, three LED spotlight fittings including extractor, a white suite comprising low level dual flush WC, vanity sink unit with chrome mixer tap, walk-in double shower enclosure with thermostatic shower and separate handheld attachment, built-in shelving and storage, vinyl cushion flooring, modern vertical towel radiator, and door to built-in storage cupboard.



**BEDROOM TWO (REAR) 3.48m x 3.20m (11'5" x 10'6")**

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, and power points.



### **BEDROOM THREE (FRONT) 3.30m x 2.39m (10'10" x 7'10")**

With Upvc double glazed window to front, pendant light fitting, panelled radiator, and power points.



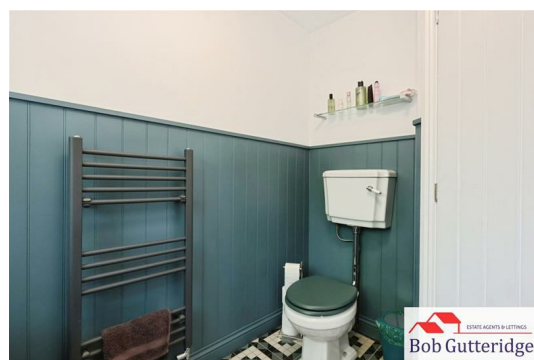
### **BEDROOM FOUR (REAR) 2.39m x 2.44m (7'10" x 8'0")**

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, and power points.



### **LUXURY FIRST FLOOR BATHROOM 2.49m reducing to 1.45m x 2.06m maximum (8'2" reducing to 4'9" x 6'9" maximum)**

With Upvc double glazed frosted window to rear, pendant light fitting, a modern white suite comprising low level WC, pedestal sink unit with chrome taps, freestanding bath with chrome feet and taps, half wood panelled walls, ceramic tiled flooring in Minton effect, and a modern vertical radiator.



**EXTERNALLY**

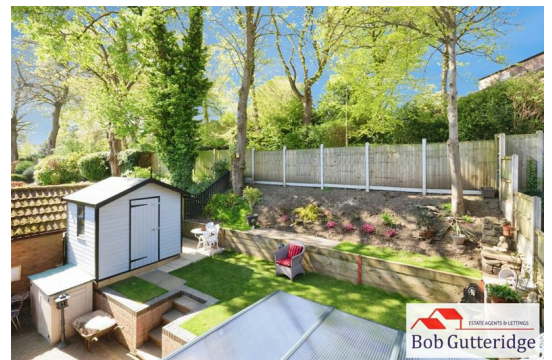
## FORE GARDEN

Offering a generous brick paved frontage which allows for ample off road parking to the front, bounded by laurels to borders and a timber gate provides access alongside the property to;



## ENCLOSED LANDSCAPED REAR GARDEN

Bounded by concrete post and timber fencing, a brick paved area provides ample patio and sitting space, garden pergola offering a shelter space to relax, garden brick walls retain up to a lawn section featuring further seating and patio areas, garden timber shed allowing for ample external storage space along with power plus lighting and garden railway sleepers tier up to a planted area.



## **INTEGRAL GARAGE 5.21m x 2.44m (17'1" x 8'0")**

With roller access door, LED light fitting, Upvc double glazed window to side, electricity consumer unit, power points, and ample storage space

## **COUNCIL TAX**

Band 'D' amount payable to Newcastle-under-Lyme Borough Council.

## **Looking To Sell Your Home?**

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

## **MORTGAGE**

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## **NOTE**

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## **SERVICES**

Main services of gas, electricity, water and drainage are connected.

## **VIEWING**

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

**HOURS OF OPENING**

Monday - Friday 9.00am - 5.30pm  
 Saturday 9.00am - 4.30pm  
 Sunday 2.00pm - 4.30pm

