



## 41 Sandy Lane, Newcastle, ST5 0LX

**Guide price £475,000**

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Guide Price £475,000 - £500,000

"Have nothing in your home that you do not know to be useful, or believe to be beautiful." - William Morris

A beautiful and characterful semi-detached family home offering luxurious interiors throughout, four generous double bedrooms, two stylish bathrooms and exceptional living space. Perfectly designed for modern family life, the property is further enhanced by expansive rear gardens, ideal for both entertaining and outdoor family enjoyment.

## Denise White Estate Agents Comments

This outstanding four-bedroom semi-detached home occupies a generous plot and is finished to an exceptional standard throughout, ideally positioned within a highly sought-after area of Newcastle.

The property is approached via a spacious gravelled driveway providing parking for multiple vehicles, framed by attractive borders and leading to a single garage. Gated side access opens through to the rear garden.

Internally, the home is beautifully presented and immediately impressive. A large and welcoming entrance hall features a striking panelled staircase and excellent under-stairs storage. To the front of the property, the elegant living room enjoys a bay window fitted with bespoke shutters, creating a bright yet cosy space.

To the rear, the heart of the home is a fabulous open-plan kitchen, dining and living area. Designed for modern family life and entertaining, this stunning space is flooded with natural light and benefits from sliding doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living. A good-sized utility room with side access to the garden and a useful ground-floor WC complete the ground floor accommodation.

The first floor offers three superb double bedrooms, two of which feature beautiful bay windows. A luxurious and stylish family bathroom showcases a bespoke tiled bath alongside a separate shower with fluted glass screen and elegant gold trim.

The current owners have thoughtfully converted the loft to create a truly special primary bedroom suite, complete with built-in storage and a contemporary shower room, offering a private and tranquil retreat.

Throughout, this home exudes style and luxury, with bespoke shutters and a careful balance of period charm and contemporary design, resulting in a

property of real distinction.

A standout feature of this home is the exceptional rear garden. Directly from the dining area is a patio with pergola, ideal for entertaining, with both steps and ramp access leading to a lawned garden. Beyond this lies an expansive, fenced lawned area bordered by mature hedgerow and well-stocked planting, offering a rare sense of space, privacy and versatility.

This is a truly impressive family home, combining generous accommodation, high-quality finishes and an enviable outdoor setting in one of Newcastle's most popular locations.

## Location



Newcastle is a market town and the administrative centre of the Borough of Newcastle-under-Lyme in Staffordshire just west of the city of Stoke On Trent. The market is open six days a week. The town features several parks, including the Queen's Gardens and Grosvenor Gardens.

There are a number of primary and secondary schools including Newcastle Community Academy, Clayton Hall Academy, St John Fisher Catholic College, Sir Thomas Boughay Academy and Orme Academy. Keele University is situated just 2.4 miles from the property.

Newcastle-under-Lyme is served by the M6 motorway to the south and west which is just a five minute drive from the property and provides

access south to Stafford and North to Warrington and Manchester. The A500 road lies to the north and east of Newcastle. There is also a bus station in the town.

### **Entrance Hall**

9'11" x 9'9" (3.04 x 2.99 )

Tiled flooring. Stairs to the first floor accommodation. Composite door to the front aspect. Understairs large storage facilities. Ceiling light.

### **Living Room**

14'2" into bay x 13'9" (4.32 into bay x 4.21 )



Fitted carpet. Wall mounted column radiator. UPVC double glazed bay window to the front aspect with bespoke shutters. Chimney breast with wooden mantle. Ceiling light.

### **Kitchen Area**

9'9" min x 10'9" (2.98 min x 3.30)



Continued wood effect flooring. A range of wall and base units with laminate work tops above. Integrated split oven, microwave, gas hob with extractor above, stainless steel sink and drainer unit with mixer tap above, and dishwasher. Space for fridge freezer. Inset spotlights.

### **Dining Area**

23'4" x 6'9" (7.13 x 2.06 )



Continued wood effect flooring. Wall mounted column radiator. Sliding doors to the rear aspect. Inset spotlights. Access into:-

## Living Area

11'9" x 14'2" (3.59 x 4.34 )



Wood effect flooring. Wall mounted radiator. Coal fire with wooden surround. Bespoke panelling. Ceiling light.

## Utility

8'6" x 7'10" (2.60 x 2.40 )



Vinyl flooring. A range of wall and base units with laminate work tops above. uPVC door to the side aspect. Wall mounted radiator. Ceiling light.

## WC

4'0" x 7'10" (1.22 x 2.40 )

Continued vinyl flooring. Low level WC. Wash hand basin with storage underneath. Obscured uPVC double glazed window to the side aspect. Extractor fan. Ceiling light.

## First Floor Landing

Fitted carpet. Wall mounted column radiator. Wooden stain glass window to the side aspect with bespoke shutters. Stairs to the second floor accommodation. Ceiling light.

## Bedroom Two

18'1" into bay x 11'9" (5.53 into bay x 3.60 )



Fitted carpet. Wall mounted column radiator. UPVC double glazed bay window with bespoke shutters to the rear aspect. Ceiling light.

## Bedroom Three

14'2" into bay x 10'11" (4.32 into bay x 3.34 )



Fitted carpet. Wall mounted column radiator. UPVC double glazed bay window with bespoke shutters to the front aspect. Built-in wardrobes. Ceiling light.

### Bedroom Four

11'10" x 10'10" (3.61 x 3.31 )



Fitted carpet. Wall mounted column radiator. UPVC double glazed window with bespoke shutters to the rear aspect. Ceiling light.

### Bathroom

9'9" max x 8'11" max (2.99 max x 2.72 max )



Tiled flooring. Partially tiled walls. Low-level WC. Wall mounted ladder style towel rail. Wall mounted vanity unit with sink above. Walk in shower with fluted-glass shower screen and rain-style showerhead above. Extractor fan. Bespoke tiled bath. Obscured UPVC double glazed window to the front aspect. Inset spotlights.

### Second Floor Landing

Fitted carpet. Ceiling light. Two skylights. Inset spotlights. Undereaves storage. Access into bathroom and bedroom.

### Bedroom One

10'5" x 10'1" (3.20 x 3.09 )



Fitted carpet. Under underneath storage. Wall mounted column radiator. Walk-in storage solutions. Two skylights to the front and rear aspect. Ceiling light.

### Bathroom

8'2" max x 6'2" max (2.50 max x 1.90 max )



Tiled flooring. Low-level WC. Vanity unit with countertop sink. Wall mounted ladder style towel rail. Walk-in shower with rain style showerhead. Skylight to the front aspect. Inset spotlights. Extractor fan.

## Garage

8'0" x 16'11" (2.46 x 5.16 )



uPVC door to the side aspect. uPVC double glazed window to the side aspect. Up and over door to the front aspect. Power and lighting.

## Outside



The property boasts an exceptional and generously proportioned outdoor space, ideal for both entertaining and family life. To the front, a large gravelled driveway provides off-street parking for multiple vehicles and leads to a single garage, with attractive borders and gated side access to the rear. The standout rear garden is impressively sized and thoughtfully arranged, featuring a patio with pergola directly off the house, leading via steps and ramp access to a spacious lawn. Beyond this is a further large, enclosed lawned garden with mature hedgerow and well-stocked borders, offering excellent privacy and versatility.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Newcastle Under-Lyme Band D

## Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being

listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

### **About Your Agent**



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

### **Property To Sell?**

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### **You Need A Solicitor!**

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### **Do You Need A Mortgage?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### **Anti-Money Laundering & ID Checks**

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

# Floor Plan

Approx Gross Internal Area  
187 sq m / 2010 sq ft

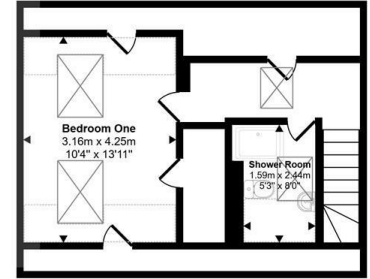


Ground Floor  
Approx 85 sq m / 911 sq ft

Denotes head height below 1.5m



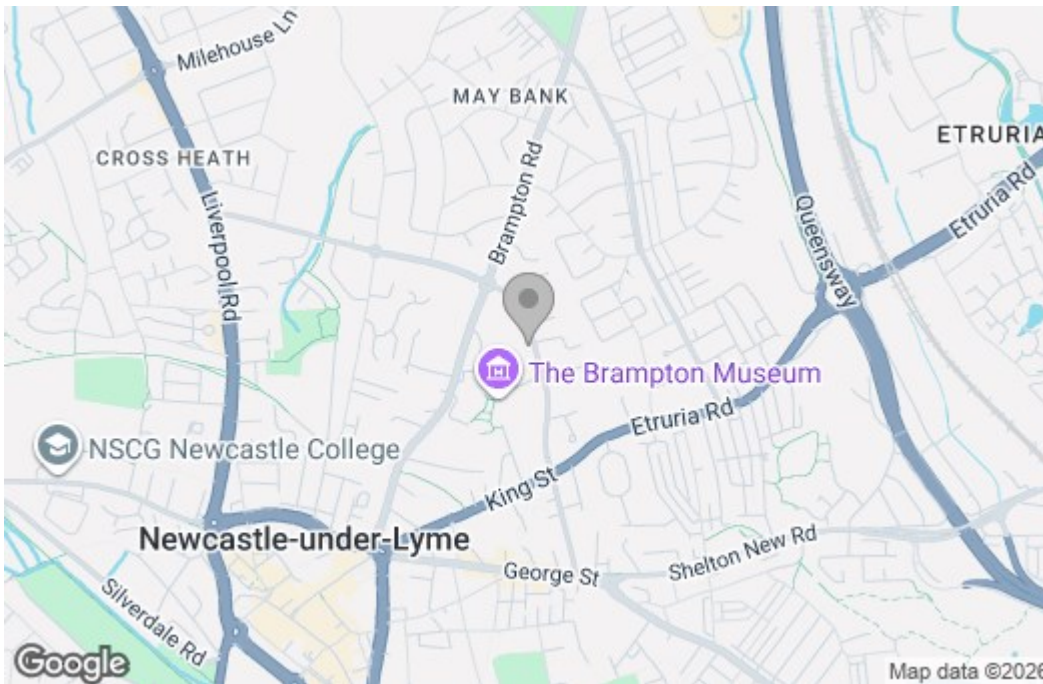
First Floor  
Approx 64 sq m / 689 sq ft



Second Floor  
Approx 38 sq m / 409 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 70                      | 81        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.