FOLLWELLS

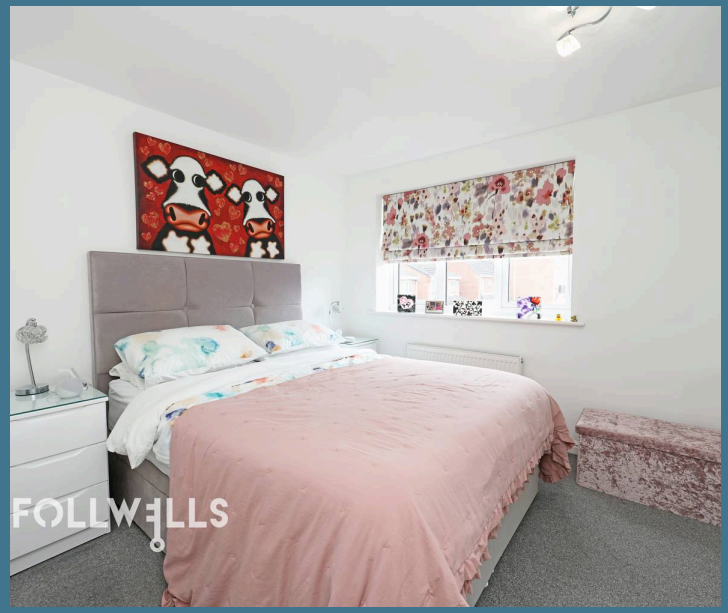
24 Gadwall Croft, Newcastle - ST5 2GL

£269,000

- Three Bedroom Detached House
- Exceptionally Well Presented Throughout
- Off Road Parking and Garage
- Enclosed Rear Garden with Awning & Heater
- Convenient Suburban Location

Situated in a highly convenient location, this three-bedroom modern detached house has been exceptionally well maintained and beautifully presented by the current owner, both inside and out. The property features quality finishes throughout, including stylish Karndean flooring across the entire ground floor, with classic herringbone parquet effect through the porch, sitting room, and inner hall, and complementary tile effect flooring through the kitchen.

An entrance porch opens into a bright and welcoming sitting room, creating a comfortable space for daily living. Beyond the sitting room, an inner hallway provides access to a useful guest WC and leads through to a generous, full-width dining kitchen at the rear of the house. Fitted with an extensive range of units and integrated appliances—including an electric oven, four-ring gas hob with extractor hood, fridge/freezer, and washing machine—the kitchen offers ample space for a full dining table and chairs, with direct access out to the rear garden.



On the first floor, a spacious central landing with a built-in airing cupboard leads to three well-proportioned bedrooms, all featuring practical built-in wardrobe storage. The master bedroom benefits from its own private en-suite shower room, while bedrooms two and three are served by a modern family bathroom complete with contemporary fittings and sleek aqua-paneled walls.

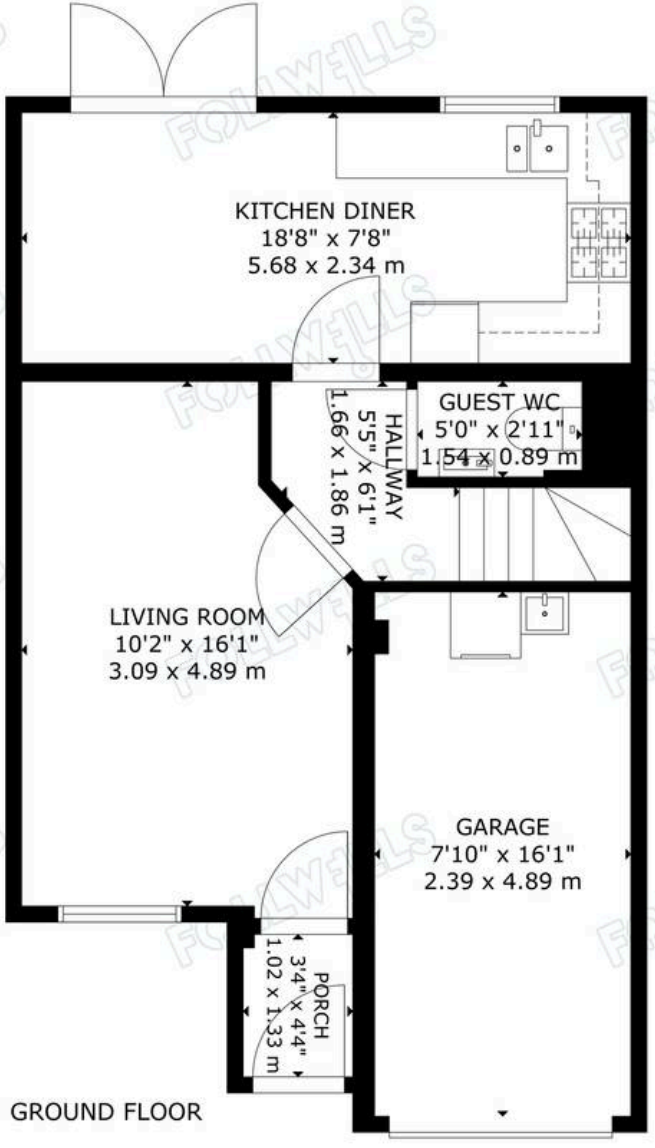
Outside, the front of the property offers a tarmac driveway with off-road parking for two vehicles alongside a single integral garage. The enclosed rear garden is thoughtfully landscaped for outdoor living, featuring a premium Indian stone patio area equipped with an electrically retractable awning and outdoor heater, ideal for year-round entertaining. The remainder of the garden is laid to lawn with established shrub borders.

The property occupies an exceptionally accessible position, offering quick and easy access to Keele University campus, Newcastle-under-Lyme town centre, and the Royal Stoke University Hospital.

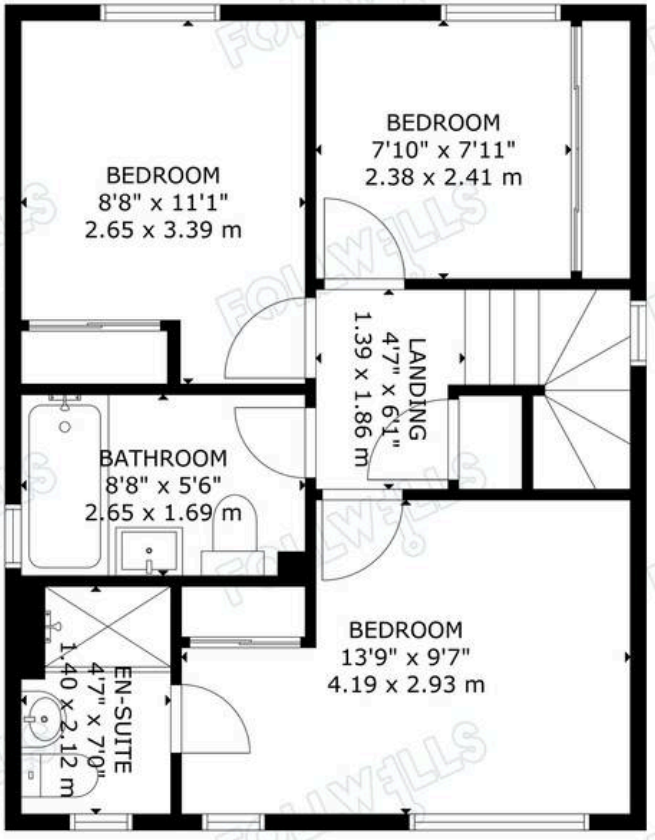
Council Tax band: D

Tenure: Freehold

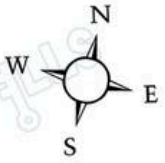
EPC Energy Efficiency Rating: TBC



GROUND FLOOR



FIRST FLOOR



GROSS INTERNAL AREA
TOTAL: 78 m²/838 sq.ft
GROUND FLOOR: 36 m²/385 sq.ft, FIRST FLOOR: 42 m²/453 sq.ft
EXCLUDED AREAS: GARAGE: 12 m²/126 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

360 PICTURE UK