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Orchard View, 26A Seabridge Road, Seabridge, Newcastle, Staffs, ST5 2HT



Freehold £350,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious detached bungalow situated on an ease of maintenance plot in this secluded residential location in Seabridge. This well maintained home is ideally placed for access to Newcastle Town Centre where local shops, schools and amenities can be located, whilst also offering excellent commuter links via the nearby A34.

Offering spacious and versatile accommodation throughout, this impressive bungalow benefits from the modern day comforts of Upvc double glazing along with gas combination central heating. In brief the accommodation comprises of entrance hall/dining room, spacious lounge with focal fireplace, half brick & Upvc double glazed conservatory, beautiful fitted kitchen, separate utility room, modern family bathroom, and three well proportioned bedrooms with the principal bedroom enjoying built-in wardrobes and a luxury en-suite shower room. Externally the property is positioned on a generous walk around plot with landscaped gardens designed for ease of maintenance. The frontage provides ample off road parking for approximately four vehicles along with access to a detached brick garage/store, whilst the side and rear gardens provide pleasant seating and entertaining areas.

Viewing of this truly delightful and spacious detached bungalow is highly recommended !

ENTRANCE HALL / DINING ROOM 4.01m x 3.81m (13'2" x 12'6")

With composite double glazed front access door, Upvc double glazed window to front, coving to ceiling, two pendant light fittings, access to loft space, oak effect flooring, panelled radiator, TV aerial connection point, and power points.



INNER HALLWAY

With coving to ceiling, pendant light fitting, oak effect flooring, panelled radiator, smoke alarm, and doors leading off to rooms including;



LOUNGE 5.49m x 3.71m (18'0" x 12'2")

With Upvc double glazed windows to front and side aspects, coving to ceiling, two pendant light fittings, oak effect flooring, feature brick fireplace with quarry tiled hearth and flue lining in place for a log burner, panelled radiator, BT telephone point (subject to usual transfer regulations), power points, and access leading off to;



FITTED KITCHEN 3.81m x 2.95m (12'6" x 9'8")

With Upvc double glazed window to rear featuring inset Georgian pattern, five LED spotlight fittings, a range of base and wall mounted high gloss grey storage cupboards providing ample cupboard and drawer space, quartz work surfaces incorporate a Hisense four ring electric ceramic hob with extractor hood and stainless steel splashback, Hisense fan assisted oven, integrated under counter fridge and freezer, integrated dishwasher, stainless steel sink unit with mixer tap above, modern vertical radiator, under cupboard lighting, modern grey LVT flooring, power points, built-in electricity meter cupboard, and access leading off to;



UTILITY ROOM 3.61m x 1.75m (11'10" x 5'9")

With Upvc double glazed rear access door, Upvc double glazed window to rear featuring inset Georgian pattern, three LED spotlight fittings, carbon monoxide alarm, extractor fan, a range of base and wall mounted high gloss grey storage cupboards providing ample cupboard and drawer space, round edge work surfaces incorporate circular stainless steel sink unit with chrome mixer tap above, plumbing for automatic washing machine, space for condenser dryer, power points, modern grey LVT flooring, and door to built-in boiler cupboard housing a Baxi 800 combination boiler providing the domestic hot water and central heating systems.



HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 2.97m x 2.97m (9'9" x 9'9")

Half brick and Upvc double glazed construction with double glazed panels to sides and rear aspects, pendant light fitting, double panelled radiator, high gloss grey wood effect flooring, and power points.



BEDROOM ONE 4.01m x 2.92m to wardrobe frontage (13'2" x 9'7" to wardrobe frontage)

With Upvc double glazed window to front featuring inset Georgian pattern, coving to ceiling, pendant light fitting, panelled radiator, BT telephone extension, TV aerial socket, power points, and sliding wardrobe doors revealing built-in wardrobes providing ample hanging and storage space. Door provides access off to;



LUXURY EN-SUITE SHOWER ROOM 2.39m x 1.75m (7'10" x 5'9")

With Upvc double glazed frosted window to rear featuring inset Georgian pattern, Xpelair extractor fan, four LED spotlight fittings, a modern suite comprising dual flush WC, vanity sink unit with chrome mixer tap above, corner glazed shower cubicle with thermostatic direct flow shower and separate handheld attachment, aqua boarding to splashback areas, marble effect herringbone tiled flooring, and chrome towel radiator.



BEDROOM TWO 3.61m x 2.84m (11'10" x 9'4")

With Upvc double glazed window to front featuring inset Georgian pattern, coving to ceiling, pendant light fitting, panelled radiator, and power points.



BEDROOM THREE 2.57m x 1.75m (8'5" x 5'9")

With Upvc double glazed window to rear featuring inset Georgian pattern, coving to ceiling, pendant light fitting, panelled radiator, and power points.



FAMILY BATHROOM 2.18m x 1.75m (7'2" x 5'9")

With Upvc double glazed frosted window to rear featuring inset Georgian pattern, enclosed light fitting, Manrose extractor fan, a modern white suite comprising low level dual flush WC, vanity sink unit with monobloc chrome waterfall mixer tap, and "P" shaped bath/shower unit with monobloc chrome waterfall tap and thermostatic direct flow shower with separate handheld attachment. Aqua boarding to splashback areas, tile effect laminate flooring, and towel radiator.



EXTERNALLY

HOW TO LOCATE THIS HOME

This bungalow is accessed via an unadopted track situated to the right hand side of Tesco, serving a small number of neighbouring properties within this peaceful and secluded residential position. The front boundary is shown with the driveways and artificial grassed areas.



FORE GARDEN

To the front the property offers two double driveways which create off road parking for four vehicles. There are also two artificial grassed areas which provide ease of maintenance. Access via a timber gate provides access to;



SIDE GARDEN

Enclosed by garden brick walls along with concrete post and timber fencing, a paved area provides ample patio and sitting space with mature shrubs to border. Access leads off to;



REAR YARD

With concrete post and timber fencing, raised beds with mature shrubs to borders and access to a secondary side garden which offers a timber shed which provides external storage space.



DETACHED GARAGE 3.71m x 2.90m (12'2" x 9'6")

Having an up-and-over door, power supply connected, two fluorescent strip light fittings together with an additional wall mounted fluorescent light fitting, power points and ample domestic storage space.



STORE AREA 2.92m x 2.36m (9'7" x 7'9")

Fitted with a Velux skylight window, fluorescent strip light fitting, power points, fitted workbench, extensive shelving and storage space together with TV aerial connection points.

COUNCIL TAX

Band 'E' 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.



Floor Plan

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		81 B
69-80	C		
55-68	D	61 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

