

## 11 Clare Avenue, Porthill, Newcastle, Staffordshire, ST5 8EX



**Freehold Offers in excess of £450,000**



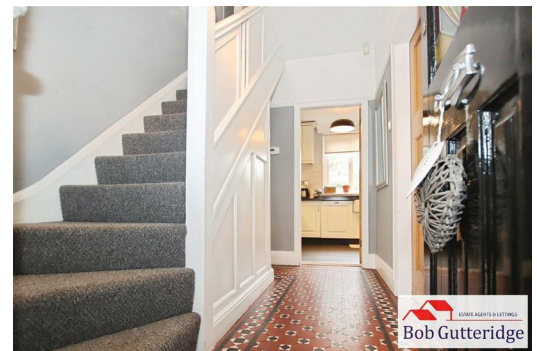
Bob Gutteridge Estate Agents are delighted to bring to the market this charming and characterful period extended detached home set on an enviable and private corner plot in Porthill which provides ease of access to local shops, schools and amenities as well as providing good road links to the A34 & A500. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combination central heating and in brief the versatile accommodation comprises of storm porch, entrance hall, through lounge, sitting room, dining room, modern fitted kitchen, downstairs WC, utility room and to the first floor are four generous bedrooms along with an en-suite shower room off the master bedroom and a first floor family bathroom. Externally this home is set on a generous walk around plot which offers gardens to front, side and rear along with off road parking plus its very own summer house / garden bar ! Viewing of This Beautiful Period Detached Home Is A Must ! NO VENDOR UPWARD CHAIN !

### STORM PORCH

With Upvc double glazed French doors to the front, original Minton tiled flooring, part-panelled, part-frosted glazed door with inset lead pattern and stained glass leads off to:

### ENTRANCE HALL

With original frosted glazed window to front with inset lead-pattern and stained glass, battery and mains smoke alarm, pendant light fitting, panelled radiator, original Minton tiled flooring, wall-mounted thermostat, stairs to first floor landing and door to under-stairs storage cupboard providing ample domestic shelving and storage space. Access leads off to:



**THROUGH LOUNGE 4.09m x 3.61m (13'5" x 11'10")**

With Upvc double glazed windows to both front and rear aspects, feature frosted glazed window to side with inset lead pattern and stained glass, pendant light fitting, decorative picture rail, feature stone fire surround with cast iron log burner, TV aerial connection point, two panelled radiators and power points.



**SITTING ROOM 4.17m into bay x 3.28m (13'8" into bay x 10'9")**

With Upvc double glazed bay window to front, pendant light fitting, decorative picture rail, oak-effect laminate flooring, double panelled radiator, BT telephone points (subject to usual transfer regulations), cast iron log burner with granite-effect tiled hearth, power points and access leading off to:



**DINING ROOM 3.94m x 3.68m (12'11" x 12'1")**

With Upvc double glazed window to front, three downlight fittings, decorative picture rail, double panelled radiator, oak-effect laminate flooring, power points and stairs to first floor landing.





### **FITTED KITCHEN 4.42m x 2.72m reducing to 2.44m (14'6" x 8'11" reducing to 8'0")**

With two Upvc double glazed windows to rear, two pendant light fittings, a range of base and wall-mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, solid square-edge work surface with built-in porcelain sink unit with chrome mixer tap above, space for range cooker with extractor hood above, space for under-counter fridge, built-in breakfast bar, panelled radiator, vinyl cushion flooring, under-cupboard lighting, extractor hood, power points, extractor fan and door leading off to:



### **INNER LOBBY AREA**

With wood panelling to ceiling, vinyl cushion flooring, access to built-in boiler cupboard housing a British Gas combination boiler providing the domestic hot water and central heating systems, Upvc double glazed frosted window to rear.

### **DOWNSTAIRS WC**

With two spotlight fittings, extractor fan, a white suite comprising of low-level WC, wall mounted sink unit and panelled radiator.



### **UTILITY ROOM 2.59m reducing to 1.73m x 2.08m reducing to 1.42m (8'6" reducing to 5'8" x 6'10" reducing to 4'8")**

With Upvc double glazed frosted rear access door, Upvc double glazed window to rear, drying rack, three LED spotlight fittings, plumbing for automatic washing machine, space for condenser dryer, space for American fridge/freezer, round-edge work surface, built-in shelving area, spurs for appliances, panelled radiator and power points.



**FIRST FLOOR LANDING**

With access to loft space, battery and mains smoke alarm, pendant light fitting and doors to rooms.



**BEDROOM ONE 3.99m x 3.94m (13'1" x 12'11")**

With Upvc double glazed window to front, two Upvc double glazed windows to side, two pendant light fittings, coving, battery and mains smoke alarm, double panelled radiator, power points, stairs leading downstairs and access off to:



**EN-SUITE SHOWER ROOM 2.31m x 1.45m (7'7" x 4'9")**

With Upvc double glazed frosted window to rear, four spotlight fittings, a white suite comprising low-level dual flush WC, pedestal sink unit with taps above, walk-in shower enclosure with Triton T80Z electric shower, vinyl cushion flooring and modern chrome towel radiator.





**BEDROOM TWO (FRONT) 4.42m x 4.37m into bay (14'6" x 14'4" into bay)**

With Upvc double glazed bay window to front, pendant light fitting, panelled radiator, double panelled radiator, power points and door to built-in wardrobe providing domestic hanging and storage space.



**BEDROOM THREE 4.11m x 3.61m (13'6" x 11'10")**

With Upvc double glazed windows to front and side aspects, pendant light fitting, picture rail, panelled radiator, BT telephone extension, power points and built-in wardrobe providing ample domestic hanging and storage space.



**BEDROOM FOUR (REAR) 3.61m x 2.67m (11'10" x 8'9")**

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



**FIRST FLOOR BATHROOM 2.16m x 1.68m (7'1" x 5'6")**

With Upvc double glazed frosted window to rear, LED light fitting, wood panelling to ceiling, a white suite comprising of built-in dual flush WC, pedestal sink unit with chrome taps above, panelled bath unit with mixer tap plus rainforest shower head with separate hair attachment, glazed shower screen, ceramic splashback tiling, modern grey wall ceramic tiling, vinyl cushion flooring and towel radiator.



**EXTERNALLY**



**FORE GARDEN**

Bounded by garden block walls along mature laurels to borders, double metal gates provide vehicular access to the front of the property, a stone-chipped driveway provides ample off-road parking for several vehicles with mature shrubs and plants to borders. Access along both sides of the property providing access off to:



**REAR GARDEN**

Bounded by concrete posts and timber fencing along with mature laurels to borders, plum slate chipping pathways provides ease of maintenance, a plum slate chipping patio area provides ample domestic patio and sitting space, garden brick retaining wall leads up to a lawn section with a wealth of mature shrubs and plants to borders along with offering apple trees and feature garden pond. Access leads off to:



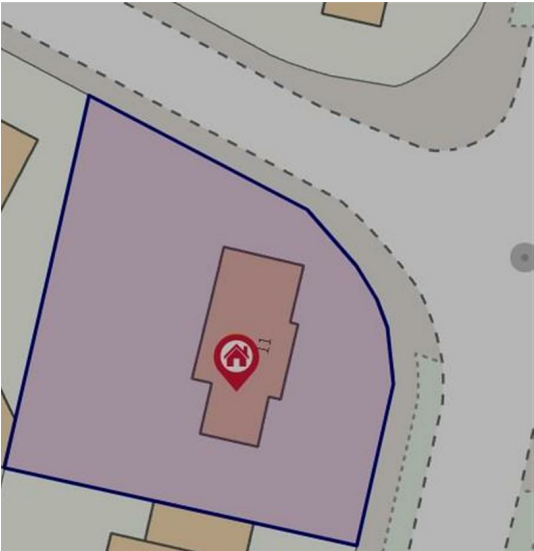
**SUMMER HOUSE / HOME BAR**

The jewel in the crown is the fabulous timber built summer house/bar which offers a peaceful and tranquil area to sit and unwind after along day !



**THE PLOT SIZE**

The property is set on a 0.17 acre plot.



**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.



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 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

**Bob Gutteridge**  
ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 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

