



FOLLWILLS

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4 Broome Hill, Clayton - ST5 4DJ
£250,000

- Three Bedroom Detached House
- Beautifully Presented
- Extensive Driveway and Garage
- Refitted Dining Kitchen
- Sought After Residential Location
- Convenient for Local Amenities

A very well presented three-bedroom detached family home, situated in the highly sought-after and peaceful residential enclave of Clayton, Newcastle-under-Lyme. Boasting a striking visual appeal and meticulously maintained interiors, this property is perfectly suited for modern family living or professionals seeking a turn-key residence.

Upon approach, the property immediately impresses with its well-presented exterior, featuring an expansive, low-maintenance gravel driveway that provides ample off-road parking for multiple vehicles, alongside a detached brick-built garage.

The ground floor accommodation opens through an inviting entrance hallway into a bright and spacious living room. This principal reception room features a large bay window to the front elevation, wood-effect flooring, and a focal feature fireplace, creating a warm and welcoming environment.

To the rear of the property is the standout feature of the home: a magnificent, contemporary dining kitchen which was comprehensively refitted in 2020. This modern space has been designed to an impeccable standard, showcasing premium dark grey shaker-style cabinetry, integrated high-level double ovens, an electric hob with a sleek extractor hood, and an integrated refrigerator. The kitchen is seamlessly finished with premium white quartz worktops, breakfast bar seating, and stylish under-cabinet lighting. Double-glazed French doors open directly from the dining area out onto the rear patio, perfectly blending indoor and outdoor living.





On the first floor, a central landing provides access to three well-proportioned bedrooms and a modern family bathroom. The family bathroom is fully tiled with neutral tones and includes a white three-piece suite with an over-bath shower.

Externally, the rear garden enjoys an excellent degree of privacy, backed by mature trees and enclosed by secure fencing. A paved patio area leads to a charming tiered layout with stone steps rising to an established, deeply stocked garden bed filled with perennial flora, offering a serene and private outdoor retreat.

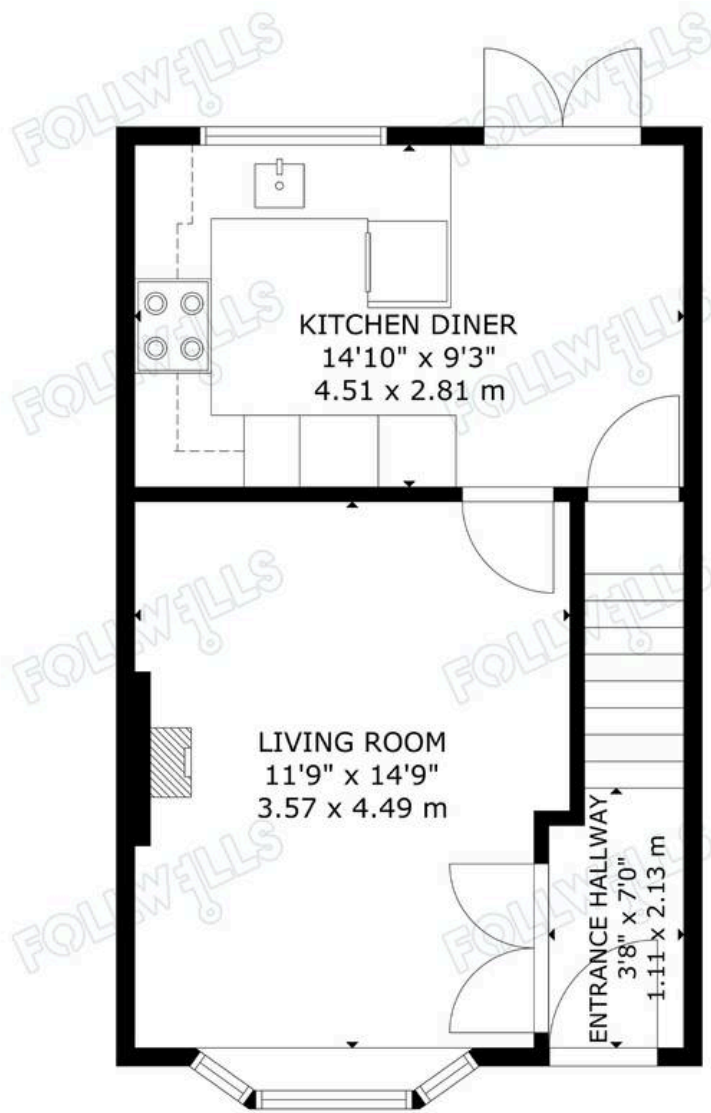
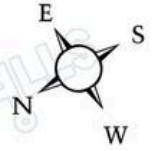
Situated in the desirable Clayton area, the property benefits from excellent local amenities. It sits within close proximity to highly regarded primary and secondary schools, local supermarkets, and the shops of Clayton. For broader retail and leisure options, Newcastle-under-Lyme town centre is just a short drive away. The property is also exceptionally well-placed for transport links, offering swift access to the A500 and M6 motorway network, making it an ideal choice for commuters. Early viewing is highly recommended to appreciate the finish and position of this delightful home.

Council Tax band: C

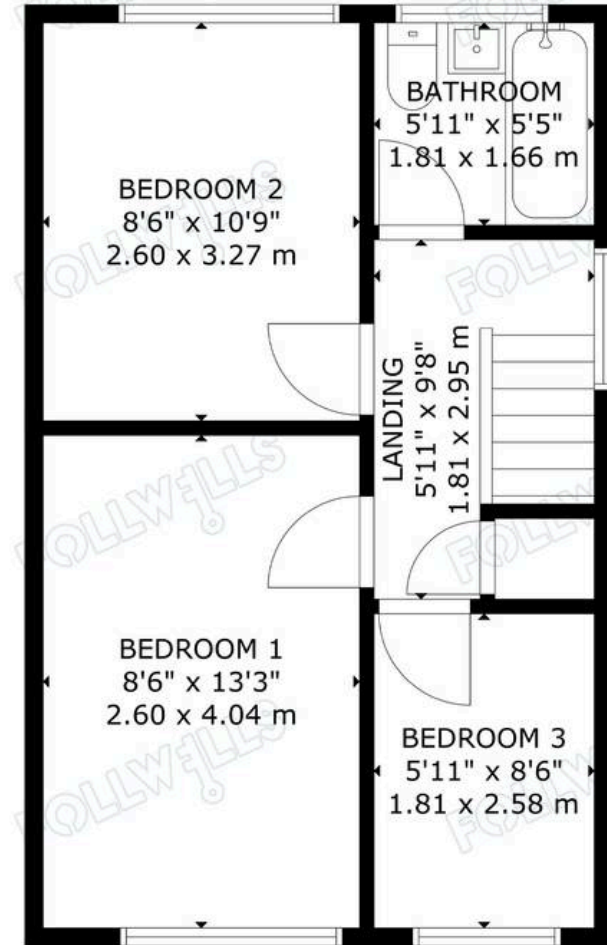
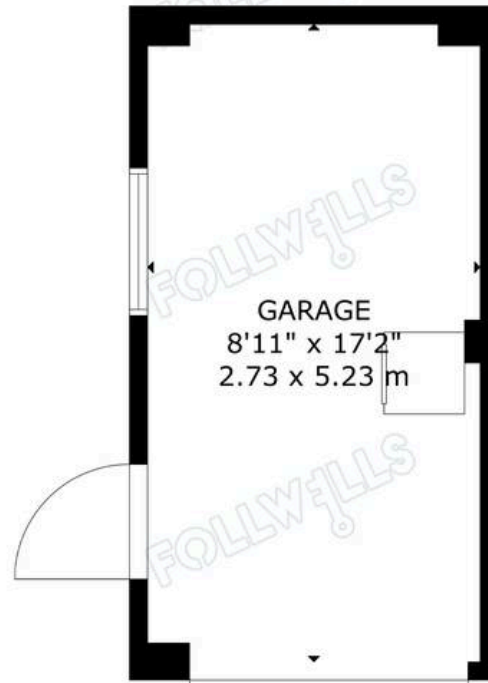
Tenure: Freehold

EPC Energy Efficiency Rating: C





GROUND FLOOR



FIRST FLOOR