



FOLLWELLS

11 Aldeburgh Drive, Westbury Park - ST5 4LH
£310,000

- Detached family home set within the popular Westbury Park estate
- Spacious lounge
- Well-appointed kitchen
- Double-glazed conservatory overlooking the rear garden
- Converted garage providing additional reception space and second shower room
- Four bedrooms
- Attractive rear garden
- Owners are looking to downsize

Set within the ever-popular Westbury Park estate on the southern side of Newcastle-under-Lyme, this attractive detached home enjoys a quiet suburban feel with a strong family-friendly atmosphere. The location offers convenient access to local amenities, schools and commuter links, making it an ideal setting for modern family living.

The property is approached via a generous driveway providing ample parking for multiple vehicles. A front door opens into a welcoming entrance hall, giving access to the primary ground-floor rooms. The spacious, bright lounge sits to the front, offering a comfortable family space, and features internal wood and glass double doors leading through to the kitchen. This well-proportioned kitchen provides good working space and is fitted with a range of integrated and freestanding appliances. Double doors open into the double-glazed conservatory — a lovely additional living area overlooking the rear garden with direct access outside. A useful storage cupboard sits off the kitchen, along with a further doorway leading to the rear patio and garden.





A second internal doorway leads through to the former integral garage, now thoughtfully converted to provide a versatile dining room, snug or additional sitting room. This conversion also incorporates a second shower room with WC, sink and shower, creating a highly practical ground-floor layout. Externally, gated access down the side of the property leads back to the front. The rear garden is well arranged with a seating terrace, lawned area and attractive planted borders, offering a pleasant and private outdoor space.

To the first floor, stairs rise to a central landing serving three double bedrooms and a smaller single bedroom. The main bathroom features a large free-standing bath, sink and WC. An airing cupboard provides useful storage and houses the boiler.

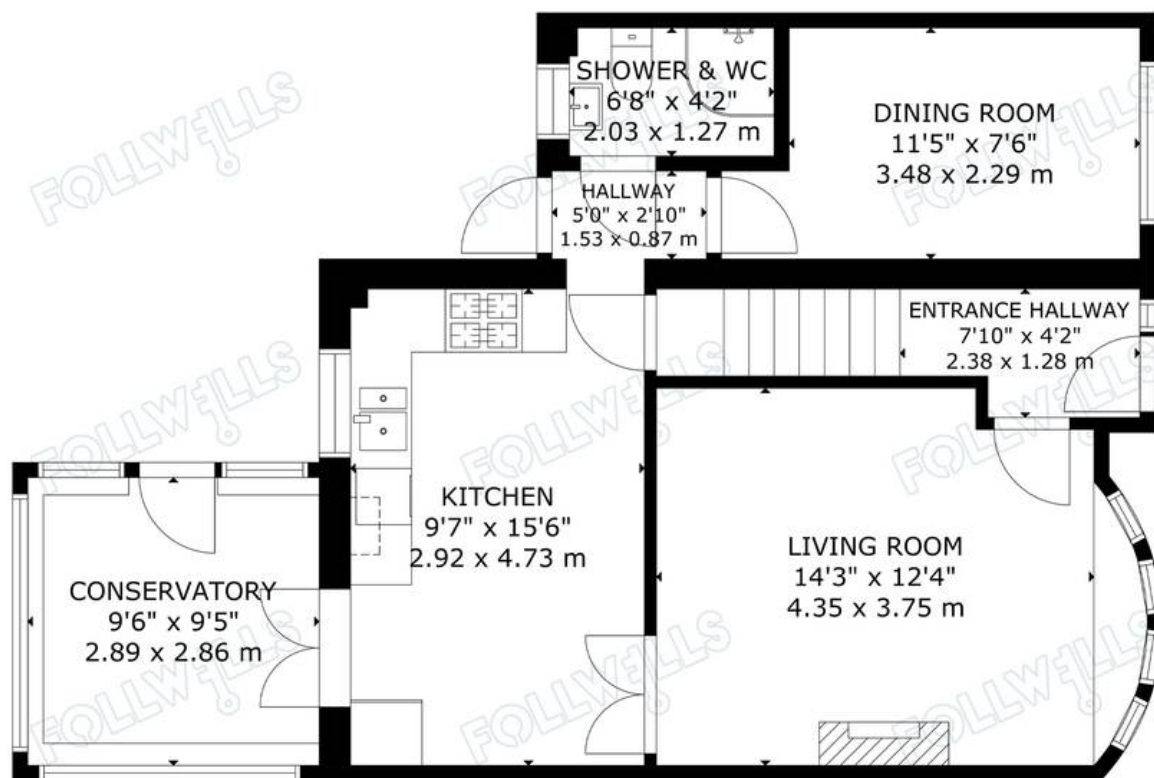
This property represents a superb opportunity for a growing family seeking space, versatility and a well-connected location. Westbury Park remains one of the area's most desirable residential estates, and this home offers an excellent chance to secure a quality property within it.

Council Tax band: D

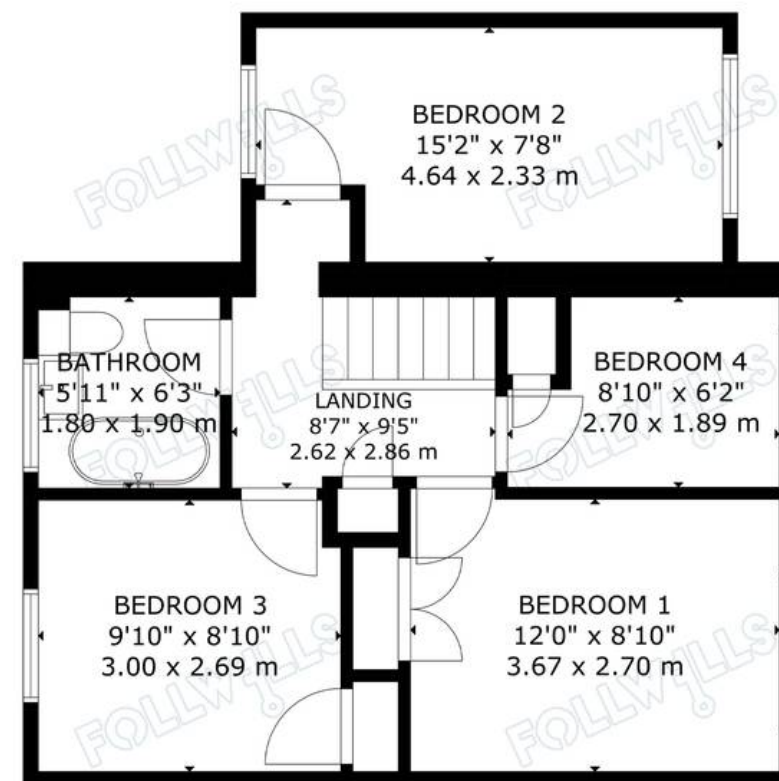
Tenure: Freehold

EPC Energy Efficiency Rating: D





GROUND FLOOR



FIRST FLOOR