

## Beech Hollow New Road, Bignall End, Newcastle-under-Lyme, Staffordshire, ST7 8QF



**Freehold £249,950**



Bob Gutteridge Estate Agents are proud to present this beautifully extended semi-detached bungalow, discreetly positioned within a secluded setting in the highly regarded area of Bignall End.

This is a home designed for those seeking both comfort and lifestyle. Thoughtfully enhanced by the current owner, the property blends modern living with a warm, inviting atmosphere, further complemented by the benefits of Upvc double glazing and gas combination central heating. At its heart lies a stunning open-plan kitchen/dining space, flooded with natural light from a striking skylight dome—perfect for everyday living and effortless entertaining. The spacious lounge flows seamlessly into a charming half brick and double glazed conservatory, creating a wonderful connection between indoor and outdoor living.

The accommodation is both versatile and well-appointed, offering two bedrooms, a separate study ideal for home working, a contemporary bathroom, and access to a useful loft space.

Step outside and the lifestyle appeal continues. The rear garden is a true sanctuary—beautifully stocked and designed with relaxation in mind, featuring a generous patio and a stylish decked seating area,

### **ENTRANCE HALL 6.25m x 1.02m (20'6" x 3'4")**

With timber-glazed door, three spotlight fittings, single panelled radiator, tiled flooring, access to usable loft space and doors leading off to;



**OPEN PLAN LOUNGE / CONSERVATORY 7.90m x 3.61m (25'11" x 11'10")**

With Upvc double-glazed patio rear access doors, Upvc double-glazed windows to side and rear aspects, pendant light fitting, eight spotlight fittings, two double panelled radiators, feature hearth with period fireplace, decorative picture railing, timber flooring, phone line / ADSL connection point, TV aerial connection point and power points.



**OPEN PLAN FITTED KITCHEN / DINER 5.56m x 3.25m (18'3" x 10'8")**

With timber side access door, Upvc double-glazed window to front with inset lead pattern, Upvc double-glazed dome, ten spotlight fittings, double panelled radiator, a range of base and wall-mounted navy storage cupboards providing ample domestic cupboard and drawer space, square-edge worktop with Belfast ceramic sink unit with Hansgrohe tap above, space for Rangemaster oven with six-ring gas hob and extractor hood above, integrated fridge/freezer, space for automatic washing machine, white ceramic splashback tiling, ceramic floor tiling and power points.



**BEDROOM ONE (FRONT) 3.58m x 3.25m (11'9" x 10'8")**

With Upvc double-glazed window to front with inset lead pattern, pendant light fitting, four spotlight fittings, single panelled radiator, feature period fireplace, timber flooring, and fitted wardrobes providing ample domestic storage space.





**BEDROOM TWO 2.39m x 2.24m (7'10" x 7'4")**

With Upvc double-glazed window to side with inset lead pattern, four spotlight fittings, single panelled radiator and power points.



**STUDY 2.08m x 2.49m (6'10" x 8'2")**

With pendant light fitting, single panelled radiator and power points.



**MODERN BATHROOM 2.21m x 1.52m (7'3" x 5'0")**

With Upvc double-glazed frosted window to side with inset lead pattern, enclosed light fitting, vertical chrome towel radiator, a white suite comprising low-level dual-flush WC, pedestal sink unit, panel bath unit with mixer tap above and separate hair attachment, built-in storage cupboard housing a Glow-worm gas combination boiler providing the domestic hot water and heating systems, ceramic floor tiling and ceramic wall tiling.

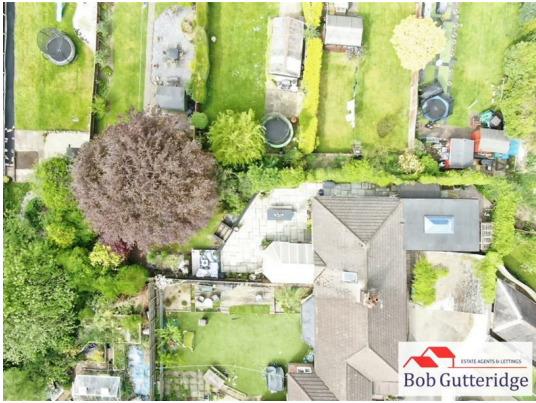


**USABLE LOFT SPACE 4.88m x 3.61m (16'0" x 11'10")**

With double glazed skylight, eight spotlight fittings, power points and access to under-eaves storage.



EXTERNALLY



FRONT YARD

With flagged paving providing ease of maintenance, timber front access gate, shared driveway which provides access to sectional concrete garage.



HIDDEN GARDEN / SIDE PASSAEG

Bounded by timber fencing along with mature shrubs, gravelled area providing ease of maintenance, garden timber shed and a Indian stone pathway leads alongside the property to;



## ENCLOSED REAR GARDEN

Bounded by concrete posts, timber fencing and garden brick wall, with sandstone paving and patio area providing ample domestic patio and sitting space, glazed partitioning, mature shrubbery, generous lawn, access to summer house, outdoor tap and period timber greenhouse.



## DETACHED SECTIONAL GARAGE

With up and over door and providing off road parking for a vehicle.

## COUNCIL TAX

Band 'B' 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.

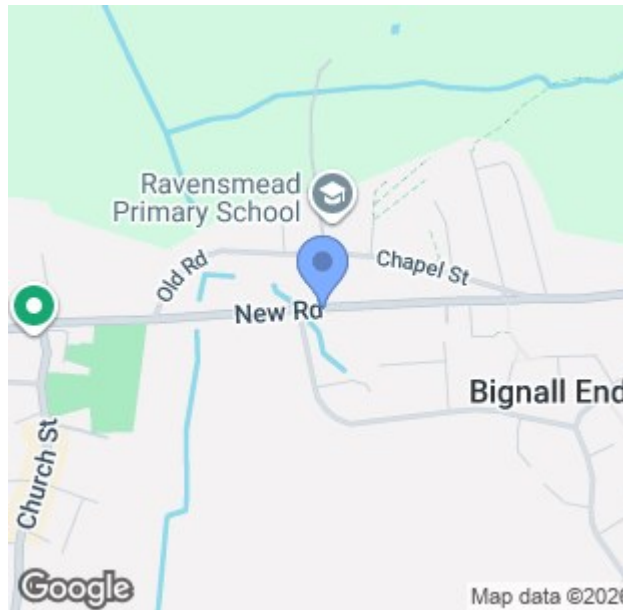
## VIEWING

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 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             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 63 D      |
| 39-54 | E             | 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 |

