



STEPHENSON BROWNE

**Oakdene Grove,  
Newcastle**  
ST5 8HD



**Offers In Excess Of  
£330,000**

## DESCRIPTION

### NO UPPER CHAIN!

This beautifully presented three-bedroom semi-detached home on Oakdene Grove, Newcastle (ST5 8HD) has been thoughtfully extended and fully transformed to a high standard, offering stylish and versatile living throughout.

Upon entering, you are welcomed by a spacious entrance hall. To the right, the open-plan living and dining area features a media wall, a bay window to the front, and a rear extension with a further bay and French doors leading out to the garden, creating a bright and sociable space.

To the rear of the hallway is a modern kitchen with ample storage and integrated appliances including a gas hob, electric oven and fridge freezer. There is also understairs storage, currently used as a cloakroom with potential to convert into a pantry. The kitchen leads to the rear porch, which provides access to the garden, the front driveway and the garage conversion.

The converted garage includes a utility area, WC and additional storage. With a window overlooking the garden, this versatile space could be used as a fourth bedroom, home office or gym.

Upstairs offers three bedrooms, including two good-sized doubles, one with built-in wardrobes, and a third single bedroom ideal as a nursery or office. The family bathroom completes the floor. The loft is fully



boarded, providing additional storage space. A newly installed staircase with glass paneling leads to the first floor.

Externally, the property boasts a landscaped rear garden with artificial lawn, patio areas and a pathway leading to a stunning outbuilding, fully fitted as a bar and entertaining space. To the front, a driveway provides off-road parking for up to four vehicles. This home has been carefully updated throughout and offers a fantastic finish. Early viewing is highly recommended.

Tenure: Freehold  
Council Tax Band: C  
Council-Newcastle-Under-Lyme



# ROOM DESCRIPTIONS

## Ground Floor

### Entrance Hall

6'4" x 14'8"

### Dining/Living Room

10'9" x 31'10"

### Kitchen

6'4" x 16'0"

### Understairs Storage

2'10" x 7'5"

### Rear Porch

6'7" x 6'2"

### Utility Room/Gym

7'7" x 12'3"

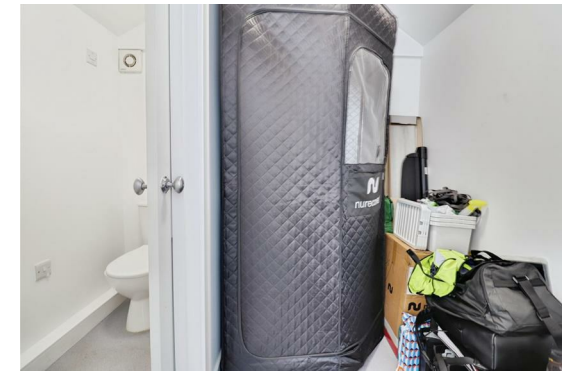
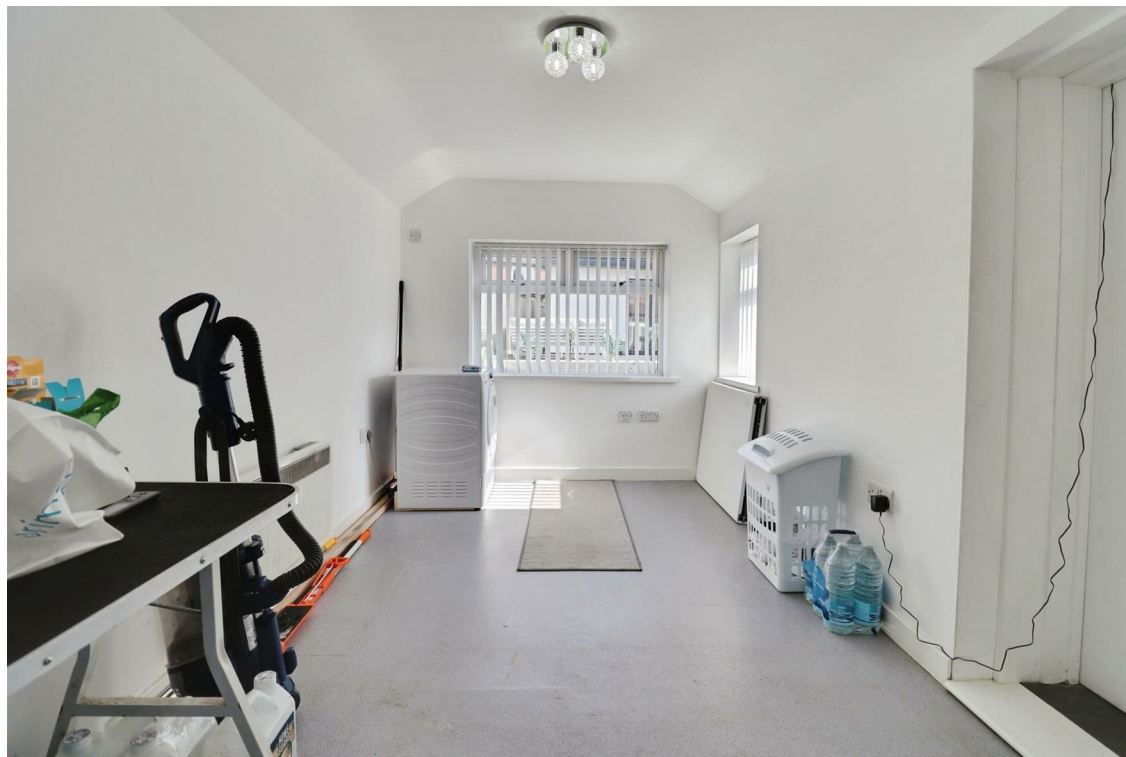
### Storage Room

### Downstairs W.C.

2'10" x 6'5"

### Outbuilding/Bar

20'10" x 9'8"



## First Floor

### Bedroom One

11'7" x 10'10"

### Bedroom Two

12'10" x 10'10"

### Bedroom Three

6'3" x 7'0"

### Bathroom

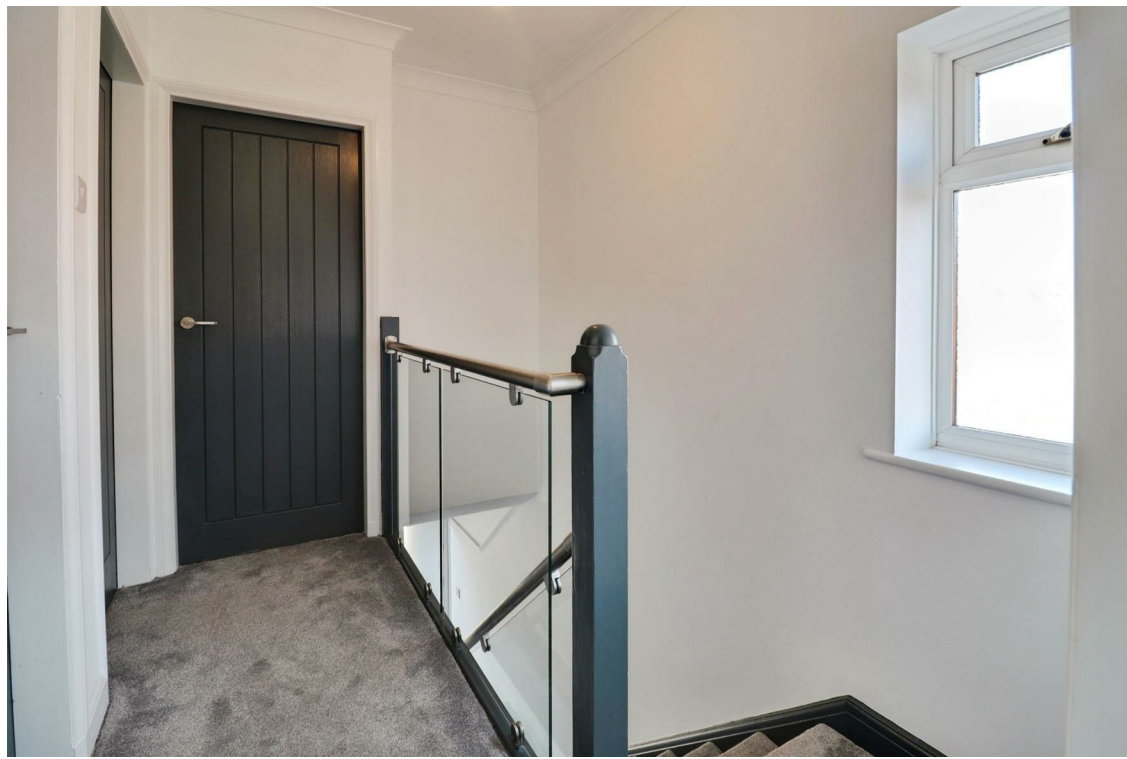
6'1" x 7'2"

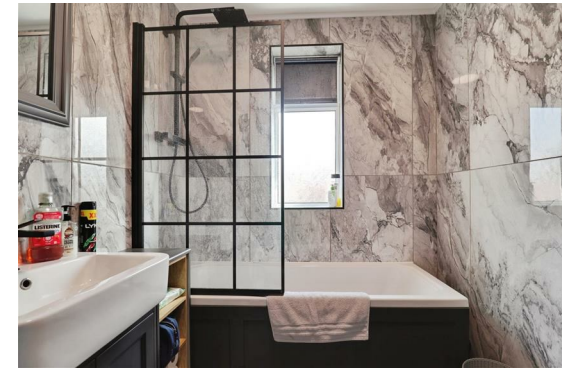


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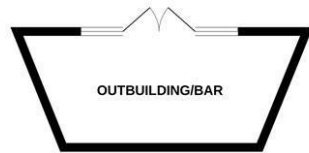


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## **Viewing**

Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

# Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# EPC Rating

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>65</b>	<b>England &amp; Wales</b>
		<b>80</b>	EU Directive 2002/91/EC

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