



FOLLOW  **WELLS**

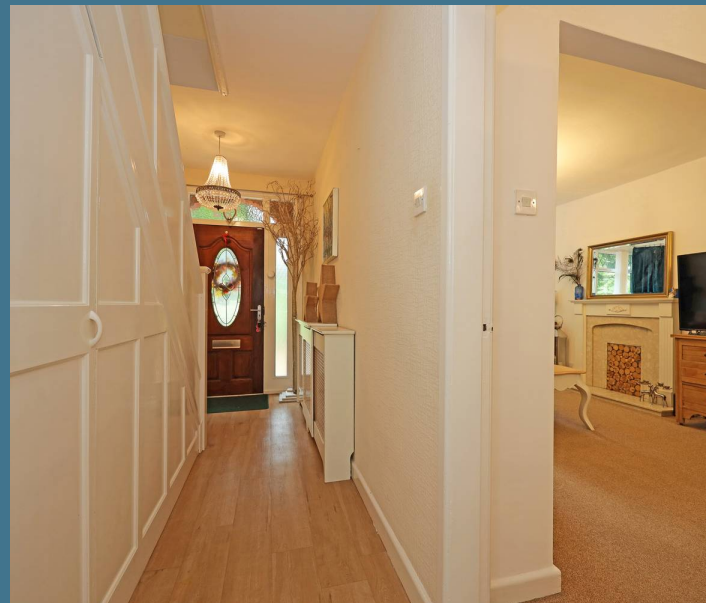
135 Dartmouth Avenue, Newcastle - ST5 3NR
£325,000

A traditional and extended semi detached property, standing on a generous plot, located within a highly desirable and convenient tree lined position enjoying an attractive open outlook to the front. Easy access of the town centre and the Royal Stoke University Hospital.

The property is ideally suited for a growing family having a semi open plan ground floor layout to include a spacious through lounge and a modern open plan L shaped dining kitchen with peninsula breakfast bar area and bifold doors opening onto the garden. There is also historic planning consent (validated December 2017 17/00967/FUL) for a first floor side extension to create a further bedroom and ensuite bathroom.

Accommodation detail:

Front entrance hallway with staircase having under stairs storage and door opening to a spacious through lounge with a separate door to the kitchen area. The main through reception enjoys an attractive open outlook onto a communal green space to the opposite side of the road, there is also a decorative Adam style fireplace with marble surround. The room continues through to the rear extension dining area and opens to an adjoining kitchen fitted with a range of modern base/wall units with sink and worktops extending to a peninsula breakfast bar area. The kitchen area is fitted with an integrated appliances comprising dishwasher and side-by-side matching electric fan assisted ovens with a five ring gas hob, splash back and extractor above. There is a rear view window and a triple set of bifold doors open out onto the garden patio with additional natural light assistance from skylight windows within the pitched roof extension.





A side/rear porch is accessed from the kitchen which gives further external rear access and internal access to the garage area. There is also a and a separate utility housing a freestanding central heating boiler and fitted with matching style worktops/units and small circular sink with space/plumbing provision for a washing machine. The adjoining garage is currently fitted with patio doors to the front. Alternatively original garage use could be utilised with the installation of a garage door.

The first floor landing area has a window to side the side elevation and loft access. There are three good size bedrooms with the master bedroom enjoying a view over the rear garden and remaining bedrooms having further outlook onto the open green space in front. A bathroom is fitted with a three-piece suite which includes an electric shower and splash screen over the bath and an airing cupboard houses hot/cold water tanks.

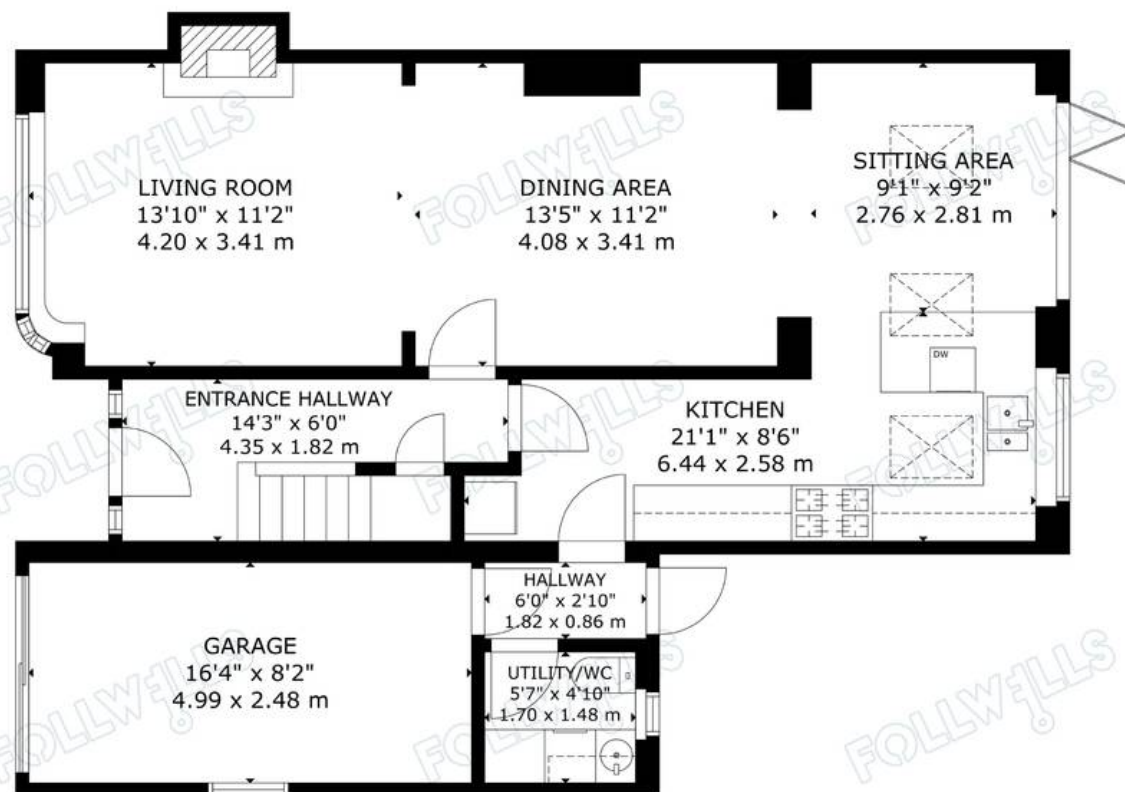
To the exterior there is a gravel parking space for several vehicles in front of the property and a plant/shrub screening bed. Access to the side of the house leads to a good sized family enclosed garden with patio and lawn areas and natural screening to the rear.

Council Tax band: C

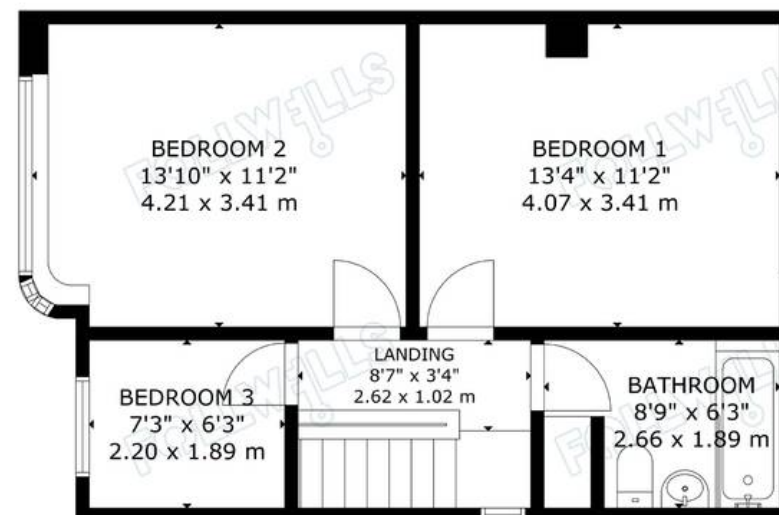
Tenure: Freehold

EPC Energy Efficiency Rating: D





GROUND FLOOR



FIRST FLOOR