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ESTATE AGENTS & LETTINGS
Bob Gutteridge

2 Dorrington Grove, Porthill, Newcastle, Staffs, ST5 0HY







Freehold Offers in excess of £350,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious detached home, situated in this highly regarded cul-de-sac location in Porthill. The property provides ease of access to Wolstanton High Street, whilst also being conveniently positioned for local shops, schools and amenities, together with good road links to both the A34 and A500. As you would expect, this impressive family home offers the modern-day comforts of Upvc double glazing, together with gas central heating, and in brief the well-planned accommodation comprises entrance hall, downstairs WC, spacious through lounge leading into a pleasant-sized dining room, Upvc double glazed conservatory and fitted kitchen/breakfast room. To the first floor are four generous bedrooms, along with a first-floor family bathroom and en-suite shower room off the principal bedroom. Externally, the property occupies a generous plot, with the front and side areas having been hard-scaped with resin to provide ample off-road parking for several vehicles. There is also access to a detached double brick-built garage, whilst to the rear is an enclosed garden providing a pleasant outdoor space. Offering spacious and versatile family accommodation, generous parking and a highly regarded Porthill location, this attractive detached home is sure to attract considerable interest.

We are also pleased to confirm that this home is being sold with the added benefit of NO VENDOR UPWARD CHAIN !

ENTRANCE HALL

With composite double-glazed frosted front access door with inset lead pattern stained glass, Upvc double-glazed frosted window to side with inset Georgian pattern, coving to ceiling, pendant light fitting, panelled radiator, BT and Virgin Media connection points (subject to usual transfer regulations), power points, stairs to first floor landing, and door provides access off to:



DOWNSTAIRS WC 1.57m x 0.86m (5'2" x 2'10")

With Upvc double-glazed frosted window to front with inset Georgian pattern, enclosed light fitting, textured ceiling, a white suite comprising low-level dual flush WC and wall-mounted sink unit with cold water tap above, panelled radiator, and vinyl cushion flooring.



THROUGH LOUNGE 7.67m x 3.45m (25'2" x 11'4")

With Upvc double-glazed window to front aspect with inset Georgian pattern, two Upvc double-glazed frosted windows to side, Upvc double-glazed sliding patio door to rear, artex to ceiling, coving, two five-lamp light fittings, double panelled radiator, decorative dado rail, feature fire surround with built-in modern coal-effect electric fire, TV aerial connection point, Virgin Media internet connection point subject to usual transfer regulations, power points, and archway provides access off to:







DINING ROOM 3.53m x 3.02m (11'7" x 9'11")

With Upvc double-glazed window to rear with inset Georgian pattern, artex to ceiling, coving, five-lamp light fitting, decorative dado rail, panelled radiator, wall-mounted thermostat, and power points.

UPVC DOUBLE GLAZED CONSERVATORY 3.73m x 2.26m (12'3" x 7'5")

With Upvc double-glazed panels to side and rear aspects, Upvc double-glazed sliding patio door to rear, ceramic tiled flooring, brass and glass wall light fitting, and power points.



FITTED KITCHEN / BREAKFAST ROOM 4.50m x 2.57m + recess (14'9" x 8'5" + recess)

With Upvc double-glazed frosted side access door, Upvc double-glazed window to front with inset Georgian pattern, artex to ceiling, heat detector, LED light fitting, a range of base and wall-mounted beechwood effect storage cupboards providing ample domestic cupboard and drawer space, high-gloss granite-effect laminate work surface with built-in stainless steel sink unit with chrome mixer tap above, ceramic splashback tiling, built-in Ignis four-ring ceramic electric hob unit with Ignis oven beneath plus extractor hood above, panelled radiator, BT telephone extension, power points, integrated fridge and freezer, door provides access to understairs storage cupboard with ample domestic shelving and storage space.





FIRST FLOOR LANDING

With artex to ceiling, pendant light fitting, panelled radiator, power points, and doors leading off to rooms.



BEDROOM ONE (FRONT) 4.55m x 2.87m (14'11" x 9'5")

With Upvc double-glazed window to front with inset Georgian pattern, pendant light fitting, double panelled radiator, power points, sliding wardrobe doors revealing built-in wardrobe providing ample domestic hanging and storage space, and door leads off to:





EN-SUITE SHOWER ROOM 1.85m x maximum x 1.27m maximum (6'1" x maximum x 4'2" maximum)

With enclosed light fitting, extractor fan, a white suite comprising vanity sink unit with chrome mixer tap above, walk-in shower enclosure with ceramic splashback tiling plus Aquatronic W7500 electric shower, and panelled radiator.



BEDROOM TWO (REAR) 4.50m into wardrobe x 3.05m (14'9" into wardrobe x 10'0")

With Upvc double-glazed window to rear with inset Georgian pattern, artex to ceiling, pendant light fitting, double panelled radiator, vanity sink unit with chrome mixer tap above, power points, sliding wardrobe doors revealing built-in wardrobes providing ample domestic hanging and storage space, and door leads to:





BUILT IN SHOWER

With spotlight fitting, extractor fan, ceramic wall tiling, and enclosed shower cubicle with Neptune Showers Solo 8.5kW electric shower.

BEDROOM THREE (FRONT) 2.67m x 2.67m (8'9" x 8'9")
With Upvc double-glazed window to front with inset Georgian pattern, artex to ceiling, pendant light fitting, panelled radiator, and power points.





BEDROOM FOUR (REAR) 3.05m x 2.06m + door recess (10'0" x 6'9" + door recess)
With Upvc double-glazed window to rear with inset Georgian pattern, artex to ceiling, access to loft space, panelled radiator, power points, and door leads to:





BUILT IN BOILER CUPBOARD
Housing a Baxi gas boiler providing the domestic hot water and central heating systems, along with ample domestic storage space.

FIRST FLOOR BATHROOM 2.03m x 1.70m (6'8" x 5'7")

With Upvc double-glazed window to side with inset Georgian pattern, aqua boarding to ceiling, enclosed light fitting, a white suite comprising low-level WC, pedestal sink unit, corner bath unit with mixer tap plus shower attachment, ceramic splashback tiling, panelled radiator, tile-effect laminate flooring, and door to built-in airing cupboard housing the copper hot water cylinder, along with ample domestic drying space and storage space.



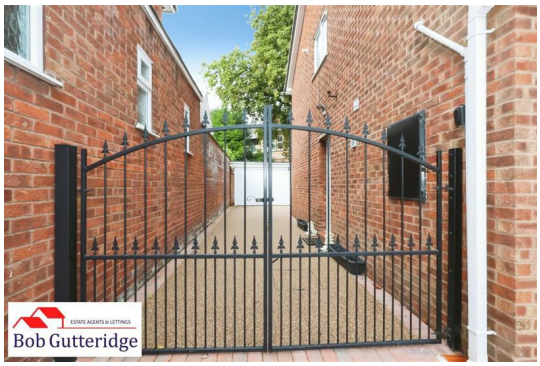
EXTERNALLY

FORE GARDEN

With garden brick walls and mature hedges to borders, a resin driveway providing ample off-road parking for several vehicles, along with blue stone chippings providing ease of maintenance. Access leads alongside the property providing access off to:







REAR GARDEN

Bounded by garden brick walls, along with timber fencing, a paved area provides patio and seating space, a artificial grassed area with retaining walls to borders with a wealth of mature shrubs and plants, plus a further seating area to rear and access to;







DETACHED DOUBLE GARAGE

A detached brick garage with electric roller access door and ample domestic external storage space.

COUNCIL TAX

Band 'D' 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 or 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.

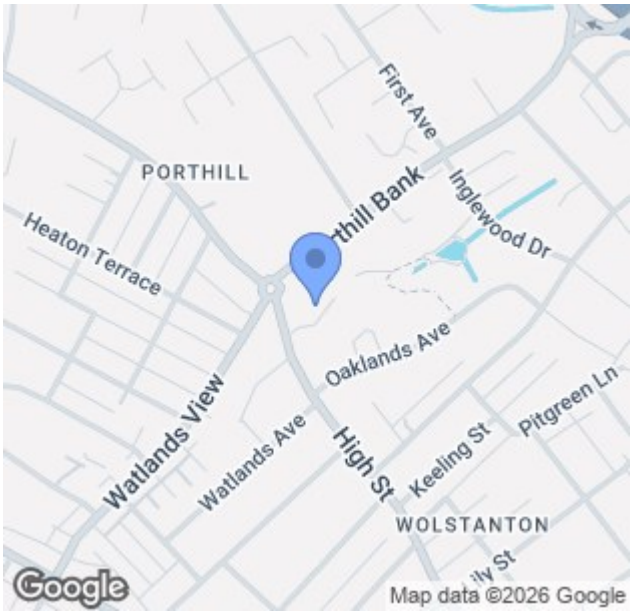
Dorrington Grove, Newcastle

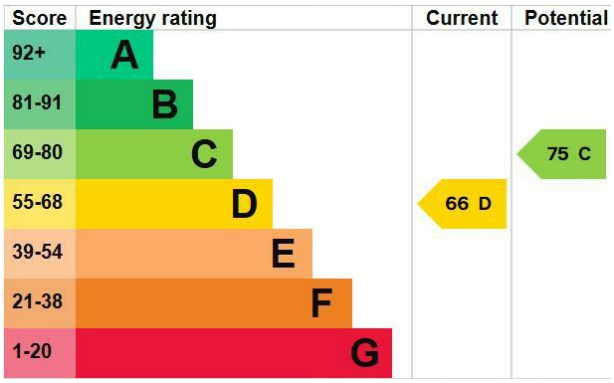


Ground Floor First Floor

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

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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

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