

## 82 Old Hall Drive, Bradwell, Newcastle, Staffordshire, ST5 8RQ



**Freehold Offers in excess of £270,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented and up to date modern detached home situated in this pleasant cul de sac location in Bradwell which provides ease of access to local shops, schools and amenities as well as offering good road links to the A34 & A500. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, through lounge/dining room, modern fitted kitchen kitchen with integrated appliances, utility area, separate sitting room and to the first floor this home offers a luxury fully tiled shower plus three generous sized bedrooms with the master bedroom offering a fully tiled en-suite shower room. Externally the property offers generous gardens to both front and rear along with off road parking. Viewing Of This Home Is A Must !

## ENTRANCE HALL

With composite double glazed frosted front access door, Upvc double glazed window to the side, pendant light fitting, electricity consumer unit, panelled radiator and door leading off to:

## THROUGH LOUNGE / DINING ROOM 7.06m x 3.30m reducing to 2.84m (23'2" x 10'10" reducing to 9'4")

With Upvc double glazed windows to the front and rear aspects, artex to ceiling with coving, two pendant light fittings, double panelled radiator, single panelled radiator, feature marble fireplace with built-in living flame modern coal-effect gas fire, TV aerial connection point, BT telephone point and Sky Q connection point (Subject to usual transfer regulations) stairs provide access to the first floor landing and door leads off to:



## **FITTED KITCHEN 3.40m reducing to 2.84m x 2.95m maximum (11'2" reducing to 9'4" x 9'8" maximum)**

With composite double glazed rear access door, Upvc double glazed window to the rear, six LED spotlight fittings, a range of base and wall mounted high-gloss cream storage cupboards providing ample domestic cupboard and drawer space, round-edge wood block effect work surfaces and built-in stainless steel sink unit with mixer tap above, integrated slimline dishwasher, integrated washing machine, built-in four-ring ceramic electric hob with extractor hood above plus glazed splashback, built-in double oven with integrated Whirlpool microwave above, modern wood-effect flooring, panelled radiator, power points and door to understairs storage cupboard providing useful domestic shelving and storage space. Access through to:



## **UTILITY ROOM 1.55m to cupboard frontage x 0.71m (5'1" to cupboard frontage x 2'4")**

With spotlight fitting, Ideal gas combination boiler providing domestic hot water and central heating systems, space for condenser dryer, modern wood-effect flooring and integrated fridge/freezer. Door leads off to:



## SEPARATE SITTING ROOM 4.11m x 2.41m (13'6" x 7'11")

With Upvc double glazed window to the front, ceiling pendant light fitting, TV aerial connection point, panelled radiator and power points.



## FIRST FLOOR LANDING

With Upvc double glazed window to the side, artex to ceiling with pendant light fitting, access to loft space, smoke alarm, built-in storage cupboard providing useful domestic shelving and storage space, power point and doors leading off to:



## BEDROOM ONE (REAR) 4.01m reducing to 3.40m x 3.12m (13'2" reducing to 11'2" x 10'3")

With Upvc double glazed window to the rear, artex to ceiling with pendant light fitting, panelled radiator, power points and door leading off to:



## EN=SUITE SHOWER ROOM 2.39m x 0.84m (7'10" x 2'9")

With Upvc double glazed frosted window to the rear, two spotlight fittings, extractor fan, fully tiled in high-gloss modern wall ceramics, modern wall-mounted radiator, vinyl cushion flooring and a white suite comprising built-in dual flush WC, vanity sink unit with monobloc chrome mixer tap above and walk-in shower enclosure with thermostatic direct flow shower.



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## BEDROOM TWO (FRONT) 2.97m into recess x 2.92m (9'9" into recess x 9'7")

With Upvc double glazed window to the front, artex to ceiling with pendant light fitting, panelled radiator, power points and built-in rails providing useful hanging and storage space.



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### **BEDROOM THREE 2.90m x 2.62m (9'6" x 8'7")**

With Upvc double glazed window to the front, artex to ceiling with pendant light fitting, panelled radiator and power points.



### **FULLY TILED LUXURY SHOWER ROOM 2.36m x 1.75m (7'9" x 5'9")**

With Upvc double glazed frosted window to the rear, three spotlight fittings, extractor fan and a built-in suite comprising dual flush WC, vanity sink unit with monobloc chrome mixer tap above, walk-in double shower enclosure with thermostatic direct flow shower and separate hand attachment, fully tiled in high-gloss wall tiles, vinyl cushion flooring and modern vertical radiator.



### **EXTERNALLY**

## FORE GARDEN

To the front of the property has a tarmac driveway providing off-road parking, lawned frontage with plum slate chippings and mature borders containing established shrubs. Gated side access leads to the:



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## ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, garden brick retaining walls with steps leading up to a paved area providing ample patio and seating space, solid wooden gazebo with electricity supply for a hot tub connection. A lawned section leads to a further patio area at the rear of the garden plus access to a timber shed which provides useful external storage.



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## **COUNCIL TAX**

Band 'C' 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**

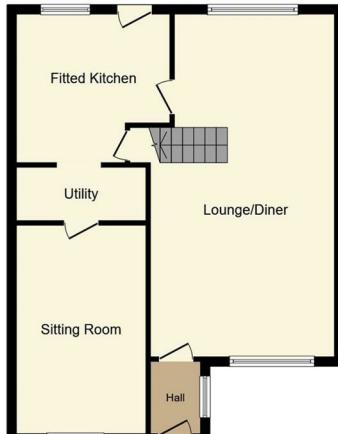
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## **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.

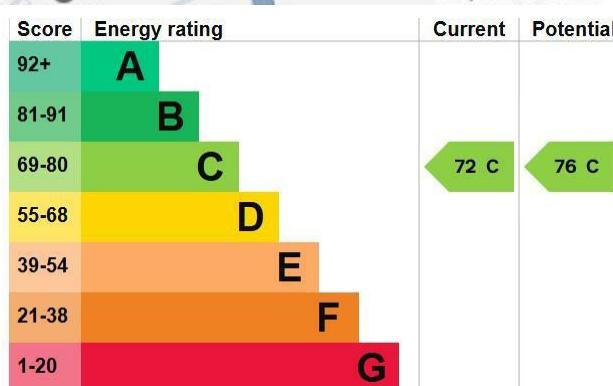
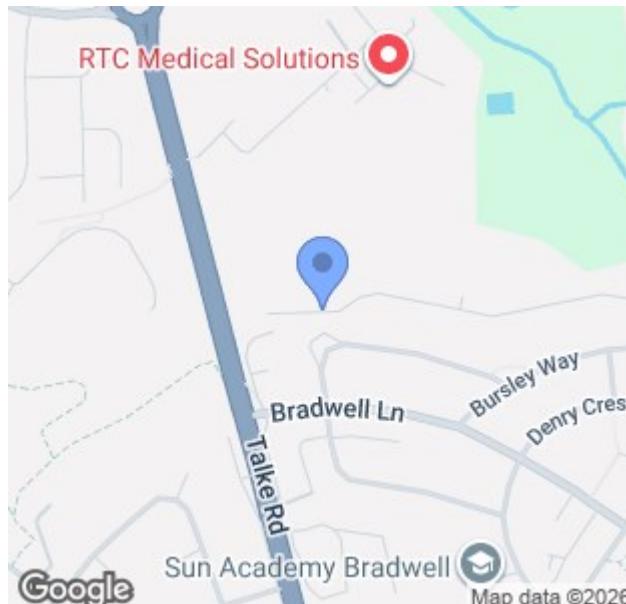


Ground Floor



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.co.uk



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#### HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

