



## 31 Sherborne Drive

ST5 3JD

Offers In Excess Of £390,000



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STEPHENSON BROWNE

Situated in the highly desirable Westland's area of Newcastle, this three-bedroom detached property offers an exciting opportunity for those seeking a family home full of character and potential. With generous proportions throughout, a versatile layout, and scope for modernization, this property could truly become something special. As you enter the home, you are greeted by a welcoming entrance hall, creating an immediate sense of space. To the left, there is a useful cloakroom cupboard, perfect for coats and shoes. From the entrance, the dining room sits to the left, a lovely room ideal for family meals or entertaining. To the right, you'll find the spacious sitting room, featuring French doors that open out to the rear garden, allowing natural light to flood the space. At the rear of the hall is the kitchen, which leads through to a utility room, a downstairs W.C., and a sun room, offering additional space for storage or potential to extend the living area. Venturing upstairs, the property boasts three large bedrooms, all well-proportioned and filled with natural light. The landing area is spacious and includes an additional storage cupboard, while the family bathroom features an airing cupboard for added convenience. Externally, the property offers a lovely large rear garden, perfect for relaxing or entertaining, and to the front, a driveway providing parking for multiple vehicles plus a garage with extra storage. This home presents a rare opportunity to modernize and create a stunning family residence in one of Newcastle's most sought-after locations.

Get in touch with Stephenson Browne Newcastle to arrange a viewing on- 01782 625734

Council- Newcastle-Under-Lyme Council  
Tax Band - F  
Tenure- Freehold



## Ground Floor

### Entrance Hall

### Cloak Room

4'4" x 1'5"

### Dining Room

11'6" x 16'7"

### Sitting Room

27'8" x 11'10"

### Kitchen

9'10" x 13'9"

### Storage Room

6'2" x 3'0"

### Utility Room

7'2" x 6'0"

### W.C.

5'11" x 3'0"

### Sun Room

12'3" x 5'10"

## First Floor

### Bedroom One

11'1" x 14'0"

### Storage

3'4" x 3'7"

### Bathroom

8'5" x 7'7"

### Airing Cupboard

3'10" x 3'2"

### Bedroom Two

11'10" x 11'10"

### Bedroom Three

11'10" x 16'3"

### Storage Cupboard (Landing)

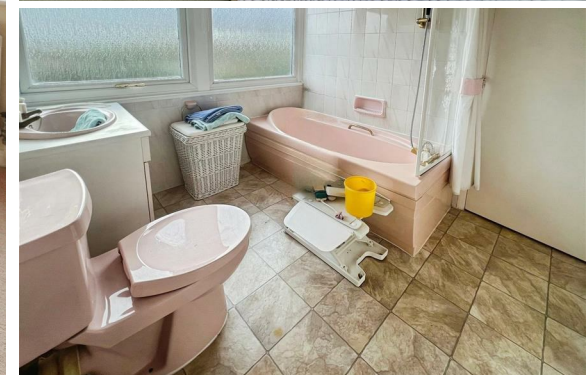
1'11" x 5'10"

### Garage

16'4" x 15'2"

### Stephenson Browne AML Disclosure

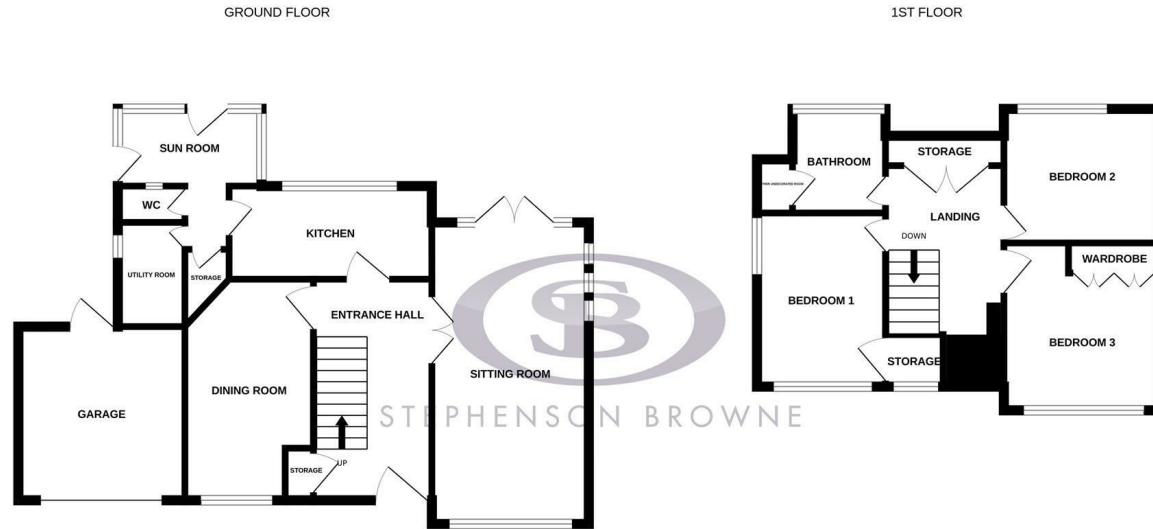
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



- Situated in one of Newcastle's most desirable residential areas, close to excellent schools, amenities, and transport links.
- A charming three-bedroom detached home brimming with character and offering fantastic scope for modernization or extension (subject to planning).
- Generously proportioned rooms throughout, providing a versatile layout ideal for growing families.
- Creates an immediate sense of space and warmth, setting the tone for the rest of the home.
- Separate dining room and large sitting room with French doors opening to the rear garden, ideal for family gatherings.
- Natural light flows beautifully through the French doors and large windows, enhancing the home's airy feel.
- Includes kitchen, utility room, downstairs W.C., and sunroom, offering plenty of options for reconfiguration or open-plan living.
- All well-sized and filled with natural light, providing comfortable family accommodation.
- Driveway for multiple vehicles plus an attached garage with additional storage space.
- A spacious, mature garden perfect for relaxing, entertaining, or children's play.

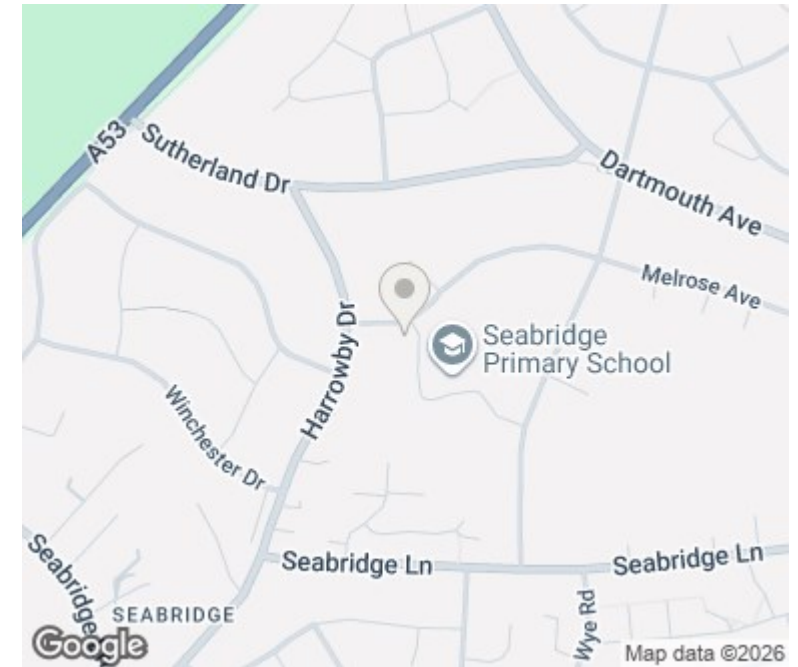


## Floor Plan



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.  
Made with Metropix 5/2025.

## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

## Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

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