

40 Cambridge Drive, Clayton, Newcastle-under-Lyme, Staffordshire, ST5 3DD



Freehold £310,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and versatile detached home, situated within the highly regarded residential location of Clayton, enjoying this enviable corner plot and perfectly placed for access to local green space. This substantial home offers a wealth of extended accommodation, providing a versatile layout suitable for a variety of purchasers. In brief, the accommodation comprises an entrance lobby, spacious through lounge, fitted kitchen, dining room, ground floor W/C, half-brick Upvc double-glazed conservatory, and integral garage. To the first floor are four generous bedrooms together with a four piece bathroom. Externally, the property enjoys front and side gardens with a further tiered enclosed rear garden.

Viewing is highly recommended to fully appreciate the generous accommodation and enviable location that this substantial home has to offer.

STORM PORCH 2.08m x 0.33m (6'10" x 1'1")

With Upvc double glazed patio opening front access doors with inset lead effect, ceramic tiled flooring and a Upvc double glazed frosted front access door leads off to;

ENTRANCE HALL 3.48m x 1.93m (11'5" x 6'4")

With pendant light fitting, smoke alarm, panelled radiator, thermostat, access to understairs storage cupboard providing ample domestic storage space, power points, stairs to the first floor and doors leading off to;



THROUGH LOUNGE 7.21m x 3.28m (23'8" x 10'9")

With Upvc double glazed window to front with inset lead effect, Upvc double glazed patio sliding door to rear with inset lead effect, double panelled radiator, feature brick fireplace with ceramic tiled hearth, three-lamp light fitting, five-lamp light fitting, coving to ceiling, power points, TV aerial connection points and door leading off to;



HALF-BRICK AND UPVC CONSERVATORY 3.00m x 2.77m (9'10" x 9'1")

With Upvc double glazed windows to rear and side aspects, Upvc double glazed patio French opening doors to side, double panelled radiator, three-lamp spotlight / fan light fitting, ceramic tile flooring and power points.



FITTED KITCHEN 3.53m x 2.67m (11'7" x 8'9")

With Upvc double glazed window to rear with inset lead effect, six-lamp spotlight fitting, artex to ceiling, heat alarm, a range of base and wall-mounted kitchen storage cupboards providing ample domestic cupboard and drawer space, double panelled radiator, round-edge worktop with built-in bowl and a half plasticised sink unit with mixer tap above, built-in Creda-plan double oven with four-ring gas hob and extractor hood above, integrated fridge/freezer, space for automatic dishwasher, ceramic splashback tiling, power points and access off to;



DINING ROOM 3.25m x 2.39m (10'8" x 7'10")

With Upvc double glazed windows to side aspects, Upvc double glazed patio French doors to rear, five-lamp spotlight fitting, wall-mounted light fitting, coving to ceiling, double panelled radiator, built-in base units providing ample domestic cupboard and drawer space, space for automatic washing machine, ceramic splashback tiling, ceramic floor tiling, power points and access off to;



REAR LOBBY 0.89m x 0.89m (2'11" x 2'11")

With extractor fan, single panelled radiator, ceramic tile flooring and doors leading off to;

GROUND FLOOR WC 1.37m x 0.71m (4'6" x 2'4")

With Upvc double glazed frosted window to rear, two spotlight fittings, a white suite comprising low-level dual-flush WC, vanity sink unit with mixer tap above, white ceramic splashback tiling, ceramic floor tiling and decorative ceramic dado tiling.

INTEGRAL GARAGE 5.00m x 2.69m (16'5" x 8'10")

With Upvc double glazed frosted window to side with inset lead effect, metallic up-and-over style garage door, built-in Main gas combination boiler providing the domestic hot water and heating systems, electricity meter and consumer unit, power points, ample domestic storage space and space for one car.



FIRST FLOOR LANDING 3.56m x 2.18m (11'8" x 7'2")

With Upvc double glazed window to rear, pendant light fitting, smoke alarm, loft access and doors leading off to;



BEDROOM ONE (REAR) 3.56m x 3.35m (11'8" x 11')

With Upvc double glazed window to rear with inset lead effect, pendant light fitting, wall-mounted light fitting and single panelled radiator.



BEDROOM TWO (FRONT) 3.53m x 3.02m (11'7" x 9'11")

With Upvc double glazed window to front with inset lead effect, pendant light fitting, two wall-mounted light fittings, single panelled radiator, a range of built-in wardrobes providing ample domestic storage space and power points.



BEDROOM THREE (FRONT) 3.78m x 2.79m (12'5" x 9'2")

With Upvc double glazed window to front with inset lead effect, pendant light fitting, single panelled radiator, built-in storage cupboard providing ample domestic storage space and power points.



BEDROOM FOUR (FRONT) 2.24m x 2.49m (7'4" x 8'2")

With Upvc double glazed window to front with inset lead effect, pendant light fitting, double panelled radiator, built-in storage cupboard providing ample domestic storage space and power points.



FIRST FLOOR SHOWER ROOM 2.29m x 2.03m (7'6" x 6'8")

With Upvc double glazed frosted window to side, three spotlight fittings, one spotlight / extractor fan fitting, vertical chrome towel radiator, a white suite comprising low-level dual-flush WC, vanity sink unit with mixer tap above, panelled bath unit with mixer tap and hot tub jets system, corner glazed shower enclosure with static direct-flow shower unit, marble-effect ceramic wall tiling and vinyl cushion tile-effect flooring.



FRONT GARDEN

With block paving and driveway parking for up to two vehicles, plus additional garage parking for one extra vehicle, built-in meter box housing gas meter, outdoor tap, generous lawn, metallic side access gate providing access to rear garden, and access off to;



SIDE GARDEN

With block paving and driveway parking for an additional vehicle, stone flag paving and patio area providing ample domestic patio and sitting space, and a timber side access gate leads off to;



ENCLOSED TIERED REAR GARDEN

Bounded by concrete posts, timber fencing and garden block walls, with block paving and patio area providing ample domestic patio and sitting space, wall-mounted light fittings and stone flag-paved stairs leading to upper terraces where a greenhouse and mature garden shrubbery can be found, stone chipping.



COUNCIL TAX

Band 'C' amount payable to Newcastle-under-Lyme Borough Council.

Looking To Sell Your Home?

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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.



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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HOURS OF OPENING

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

