

## 3 Loring Road, Porthill, Newcastle, Staffordshire, ST5 8EF



**Freehold £289,950**

Bob Gutteridge Estate Agents are proud to present this substantial double-storey extended detached home, occupying a generous plot within the highly regarded and sought-after area of Porthill. Originally a four-bedroom property, the layout has been thoughtfully reconfigured the layout to create an exceptional principal bedroom suite, offering an impressive sense of space and comfort.

Ideally positioned, the home provides excellent access to the A34 and A500, whilst remaining close to local shops, schools, and everyday amenities. This beautifully maintained home offers modern-day comforts including Upvc double glazing and gas combination central heating. The spacious and versatile accommodation briefly comprises: entrance lobby, an impressive L-shaped lounge/dining area—perfect for both relaxing and entertaining—a modern fitted kitchen/breakfast room, utility room, and a downstairs WC. To the first floor, the standout feature is the superbly sized master bedroom (formed by combining two rooms), complemented by two further well-proportioned bedrooms, a stylish family bathroom, and a contemporary en-suite shower room. Externally, the property continues to impress. Set on a generous plot, it benefits from ample off-road parking, a detached brick garage, and a beautifully landscaped rear garden. Designed with lifestyle in mind, the garden offers multiple seating and BBQ areas—ideal for outdoor entertaining and family enjoyment.

A truly standout home offering space, flexibility, and lifestyle appeal—early viewing is essential to fully appreciate all that is on offer.

## ENTRANCE LOBBY

With composite frosted double glazed front access, Upvc double glazed frosted window to side, electricity consumer unit, pendant light fitting, smoke alarm, power point, double panelled radiator, wood effect laminate flooring in oakwood effect and part panelled part frosted glazed door leads off to;



**"L" SHAPED BAY FRONTED LOUNGE / DINER 7.44m x 3.61m  
reducing in dining area to 2.18m (24'5" x 11'10" reducing in dining  
area to 7'2")**

With Upvc double glazed bay window to front, coving to ceiling, two pendant light fittings, oak effect laminate flooring, two panelled radiators, feature marble fireplace with built in living flame coal effect gas fire, Sky & BT connection points (Subject to usual transfer regulations), power points, door to under stairs store and double part panelled part glazed doors lead off to;



### **FITTED KITCHEN/BREAKFAST ROOM 4.57m x 3.25m (15'0" x 10'8")**

With Upvc double glazed window to rear, Upvc double glazed frosted rear access door, ten spotlight fittings, a range of base and wall mounted high gloss cream storage cupboards providing ample domestic cupboard and drawer space, high gloss round edge work surface with built in plasticised bowl and a half sink unit with chrome mixer tap above, integrated Belling four ring induction hob unit with extractor hood above, integrated Belling oven/grill, built in tall fridge, built in freezer, plumbing for dishwasher, TV aerial connection point, spurs for appliances, power points, ceramic splashback tiling, ceramic floor tiling, double panelled radiator and door leads off to;



### **SEPARATE UTILITY ROOM 1.96m x 2.21m (6'5" x 7'3")**

With Upvc double glazed frosted window to side, three lamp spotlight fitting, a combination boiler providing domestic hot water and central heating systems, base mounted storage cupboard, high gloss round edge work surface with built in stainless steel sink unit with chrome mixer tap above, plumbing for automatic washing machine, space for condenser dryer, double panelled radiator and half wall ceramic tiling in high gloss oblong cream Victorian style tiles, vinyl cushioned flooring and panelled door leads off to;



### **DOWNSTAIRS WC 2.18m x 0.74m (7'2" x 2'5")**

With Upvc double glazed frosted window to side, three lamp light fitting, white suite comprising of low level dual flush WC, pedestal sink unit with chrome mixer tap above, fully tiled in high glaze wall ceramics with inset random patterned tile, decorative border tile and vinyl cushioned flooring.



### **FIRST FLOOR LANDING**

With Upvc double glazed window to side, access to loft space, positive airflow vent, three pendant light fittings, smoke alarm, power point and doors lead off to rooms including;



## **BEDROOM ONE (FORMELY TWO BEDROOMS) 4.60m x 4.01m**

**maximum (15'1" x 13'2" maximum)**

With two Upvc double glazed windows to front, two pendant light fittings, two panelled radiators, power points, door to built in storage cupboard and door leads off to;



## **EN SUITE SHOWER ROOM 2.36m x 1.55m (7'9" x 5'1")**

With six spotlight fittings including extractor light fitting, fully tiled in high glazed modern wall ceramics, modern chrome towel radiator, a built in suite comprising of dual flush WC, vanity sink unit with monobloc chrome mixer tap above, shower enclosure with thermostatic direct flow shower and ceramic tiled flooring



**BEDROOM TWO 4.45m reducing to 2.08m x 2.49m reducing to 1.57m (14'7" reducing to 6'10" x 8'2" reducing to 5'2")**

With Upvc double glazed window to rear, two pendant light fittings, single panelled radiator and power points.



**BEDROOM THREE 3.25m x 1.96m (10'8" x 6'5")**

With Upvc double glazed window to rear, pendant fitting, single panelled radiator and power points.



**FIRST FLOOR FAMILY BATHROOM 1.70m x 1.80m (5'7" x 5'11")**

With Upvc double glazed frosted window to side, enclosed light fitting, fully tiled in high glazed wall ceramics with inset decorative mosaic border tile, ceramic tiled flooring, modern chrome towel radiator, a white suite comprising of low level dual flush WC, pedestal sink unit with chrome mixer tap above and panelled bath unit with chrome mixer tap plus Triton electric shower.

**EXTERNALLY**



## FORE GARDEN

With concrete post and timber fencing to border along with mature conifers, bed to border with mature plants and double width block paved driveway allows for off road parking along with access alongside the property to;



## ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing with two tiered Indian stone paved areas providing ample patio and sitting space, further sitting area under a pergola providing an ideal BBQ sitting area, lawn section with mature shrubs and plants to borders, garden railway sleepers with raised beds and access to;



## **DETACHED BRICK GARAGE 5.92m x 2.84m (19'5" x 9'4")**

With up and over door, three fluorescent light fittings, power supply connected, power point and ample external storage space.

## **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**

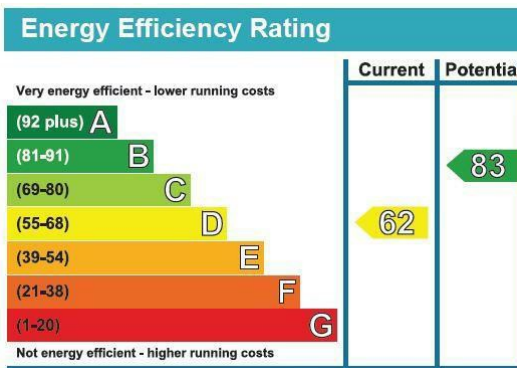
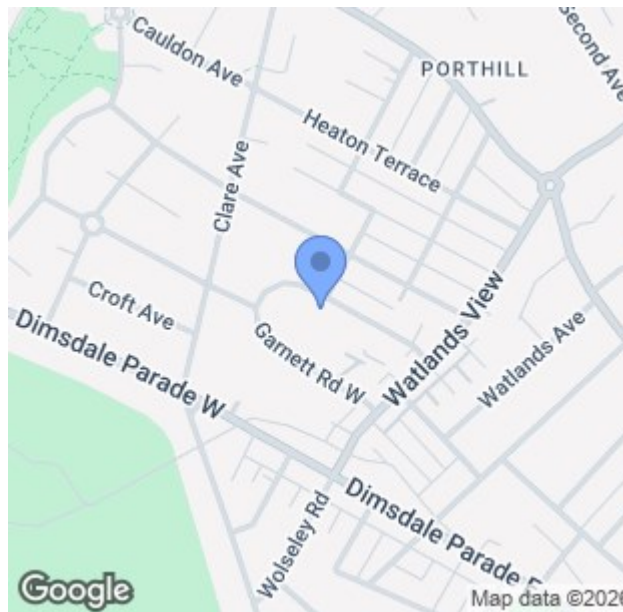
Main services of gas, electricity, water and drainage are connected.

## **VIEWING**

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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

