



FOLLWELLS

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70 Great Row View, Wolstanton - ST5 0GH
£225,000

- Modern Three Bedroom Semi-Detached House
- Spacious Dining Kitchen
- Good Size Landscaped Rear Garden
- En-Suite to Principle Bedroom
- Off Road Parking & Car Charging Point
- Extremely Convenient Location

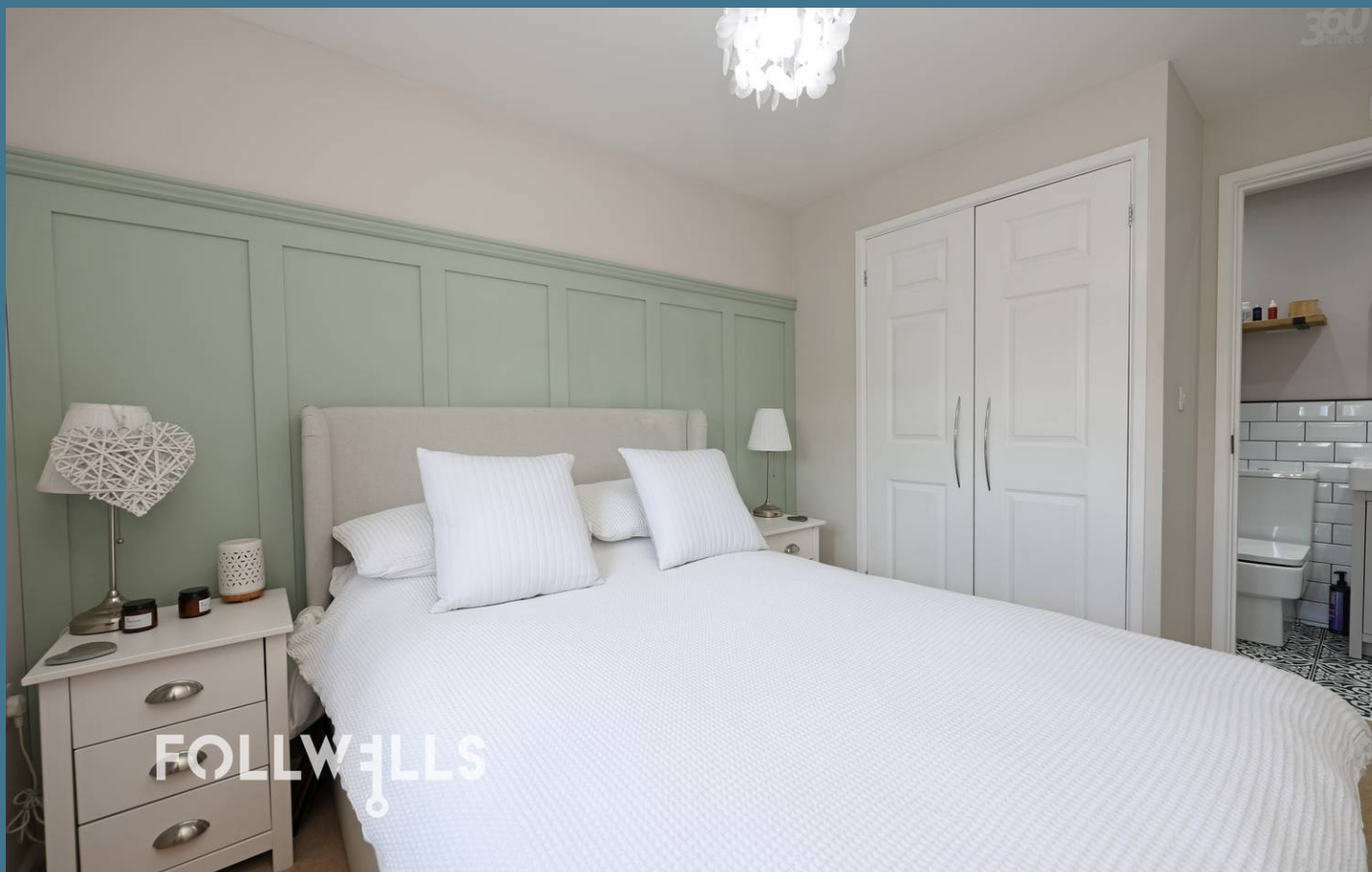
An Impressive Three-Bedroom Semi-Detached House on Great Row View, Wolstanton

Situated within a highly popular residential development in Wolstanton, this modern three-bedroom semi-detached house offers well-designed accommodation spanning approximately 830 square feet. Combining contemporary living spaces with exceptional outdoor entertaining areas, the property presents an ideal home for couples, growing families, or professionals seeking modern comfort in an exceptionally convenient location.

Upon entering, the ground floor opens into thoughtfully arranged living accommodation, highlighted by a spacious dining kitchen located at the rear of the property. Positioned to link seamlessly with the rear garden, this open-plan space provides ample room for family dining and social gathering, serving as the central hub of the home. Convenient side access leads directly from the front driveway to the rear exterior.

The first floor comprises three well-proportioned bedrooms. The master bedroom benefits from a re-fitted en-suite shower room, completed with sleek contemporary fixtures. Bedroom two provides a comfortable double room suitable for family or guests, while the versatile third bedroom serves perfectly as a nursery, child's bedroom, or dedicated home office.





A standout feature of this property is the cleverly landscaped rear garden, arranged across three distinct levels to maximize outdoor enjoyment. Immediately adjoining the house is a paved patio area ideal for morning coffee, with steps leading down to a mid-level decked platform. Further steps descend to an expansive lower timber deck, creating a fabulous private space for summer entertaining, outdoor dining, and relaxation.

To the front, the property benefits from a driveway providing off-road allocated parking for two vehicles, complete with an installed electric car charging point.

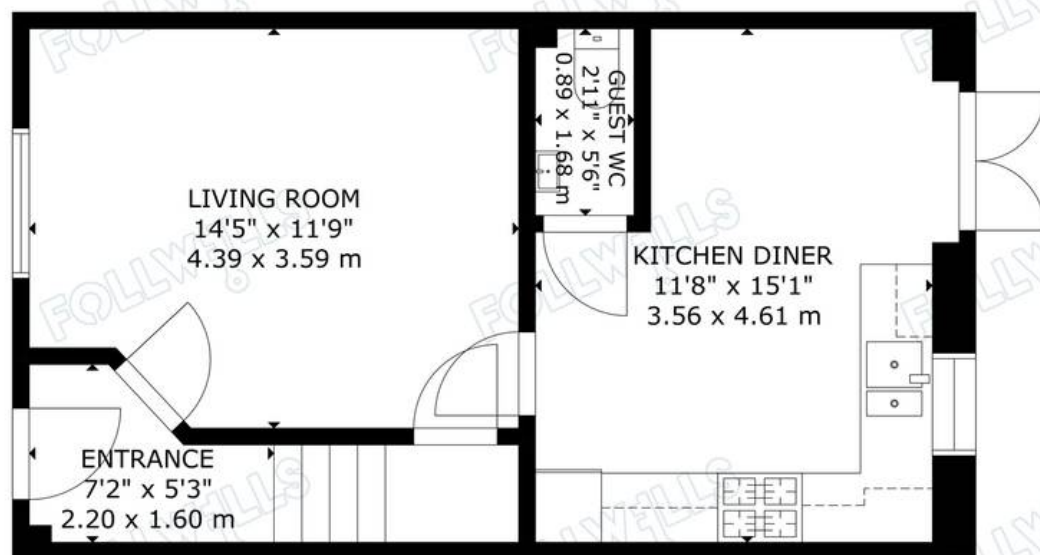
The location offers an advantageous blend of local convenience and connectivity. The property sits within comfortable walking distance of Wolstanton High Street, Wolstanton Retail Park, and Festival Park, offering easy access to a broad selection of supermarkets, shops, restaurants, and leisure facilities. For commuters, the nearby A500 dual carriageway provides swift road connections across Stoke-on-Trent, Newcastle-under-Lyme, and to Junction 15 and 16 of the M6 motorway.

Council Tax band: C

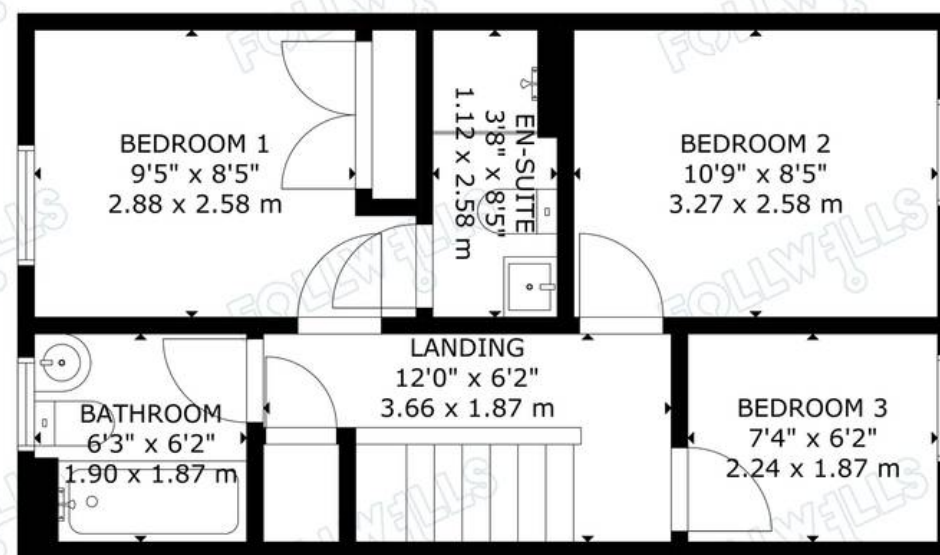
Tenure: Freehold

EPC Energy Efficiency Rating: C





GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 74 m²/803 sq ft
GROUND FLOOR: 37 m²/402 sq ft, FIRST FLOOR: 37 m²/401 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY