



STEPHENSON BROWNE

**Bromley Close,
Silverdale, Newcastle**
ST5 6SN



Offers Over £395,000

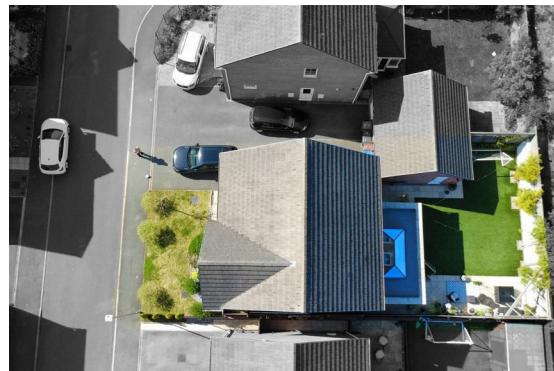
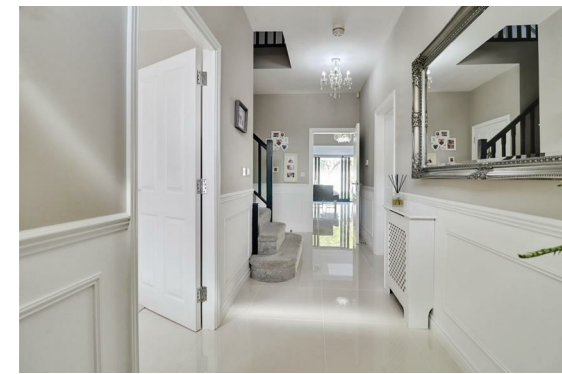
DESCRIPTION

This exceptional four-bedroom detached family home is beautifully presented throughout and occupies a prime position within a quiet cul-de-sac in the highly sought-after village of Silverdale.

To the front, the property boasts an attractive, well-kept lawn with pathway leading to the entrance, alongside a driveway providing off-road parking for two vehicles and access to a detached garage, with gated entry to the rear garden. Internally, a bright and welcoming entrance hall sets the tone for the rest of the home, leading to a versatile study/snug and an elegant living room featuring a bay window, electric fireplace, and bespoke media wall. A stylish downstairs W.C. and useful understairs storage add further practicality.

The true heart of the home lies to the rear, where an impressive open-plan living space creates a real 'wow factor'. This expansive area incorporates a modern kitchen, two dining areas, breakfast bar, and a comfortable seating space, complete with a stylish media wall. The space is further enhanced by a large skylight and bi-folding doors opening onto the garden. A separate utility room, complete with additional pantry/storage space and its own garden access, adds further practicality.

Upstairs, the property continues to impress with four generously sized



double bedrooms, two benefitting from built-in wardrobes, and a contemporary en-suite to bedroom two. A bright and spacious landing with airing cupboard completes the first floor.

Externally, the rear garden has been thoughtfully designed for low maintenance living, featuring a patio seating area and a large astro turf lawn, with convenient side access into the garage.

Finished in neutral tones throughout and enjoying a private, non-overlooked position, this superb home offers stylish, modern living ideally suited to family life.

Tenure-Freehold
Council Tax-D
Council-Newcastle-Under-Lyme
Maintenance Charge- £60 per month



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

18'2" x 5'1"

Study/Snug Room

7'8" x 9'6"

Living Room

12'0" x 17'6"

W.C.

4'7" x 5'10"

Understairs Storage

3'0" x 3'7"

Kitchen/Diner

19'3" x 9'3"

Sunroom (Extension)

10'2" x 18'4"

Utility Room

6'0" x 4'11"

Pantry/ Cloakroom

3'2" x 6'1"

Garage

9'7" x 18'10"

First Floor

Bedroom One

9'5" x 13'4"

Bedroom Two

12'1" x 15'4"

Ensuite

7'0" x 5'10"

Airing Cupboard

Bedroom Three

10'1" x 12'7"

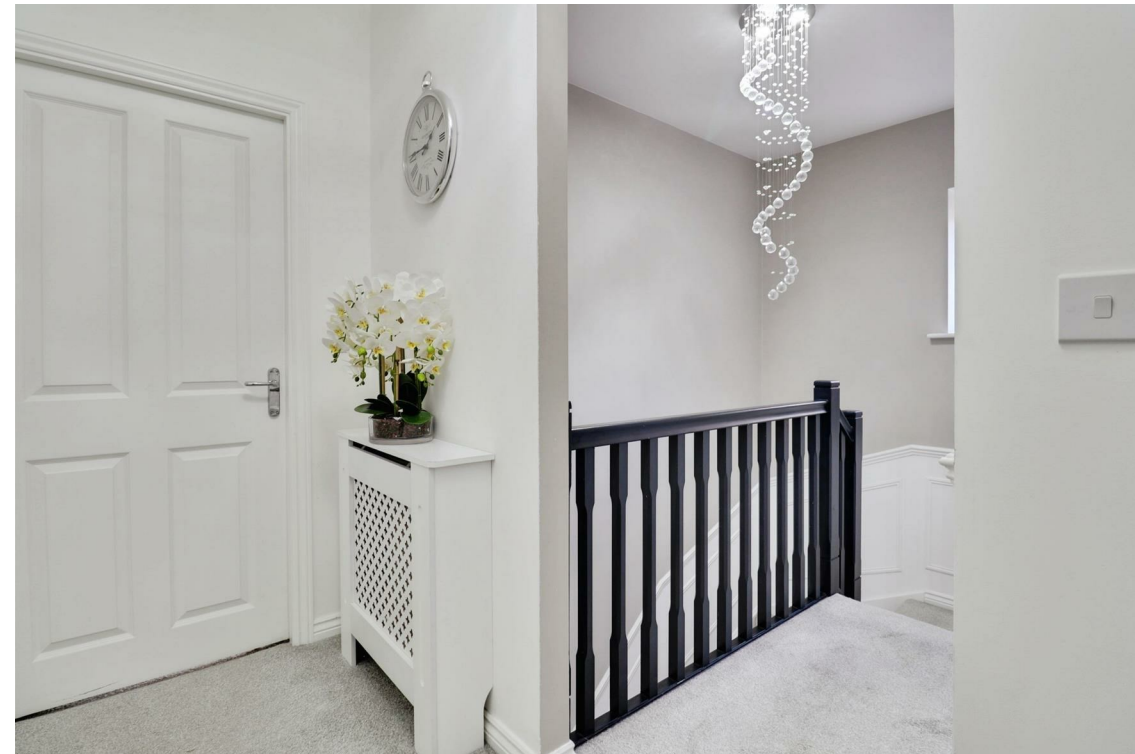
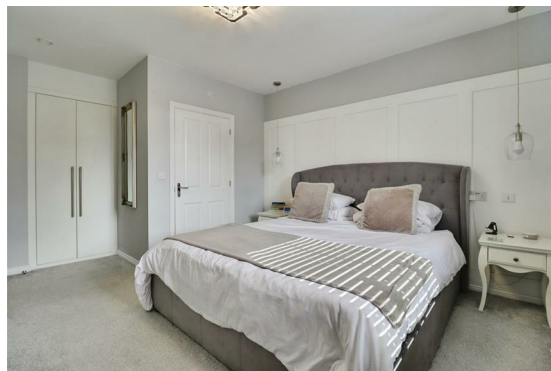
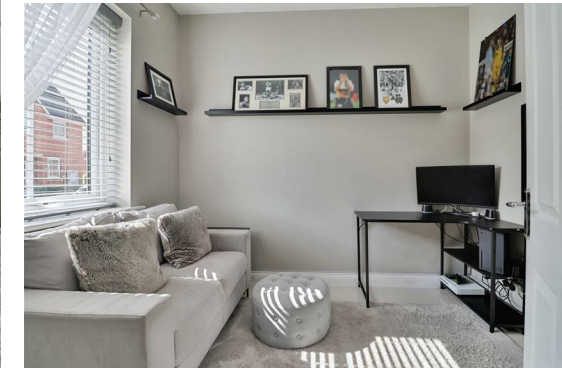
Bedroom Four

8'9" x 10'6"

Family Bathroom

7'9" x 6'7"

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.







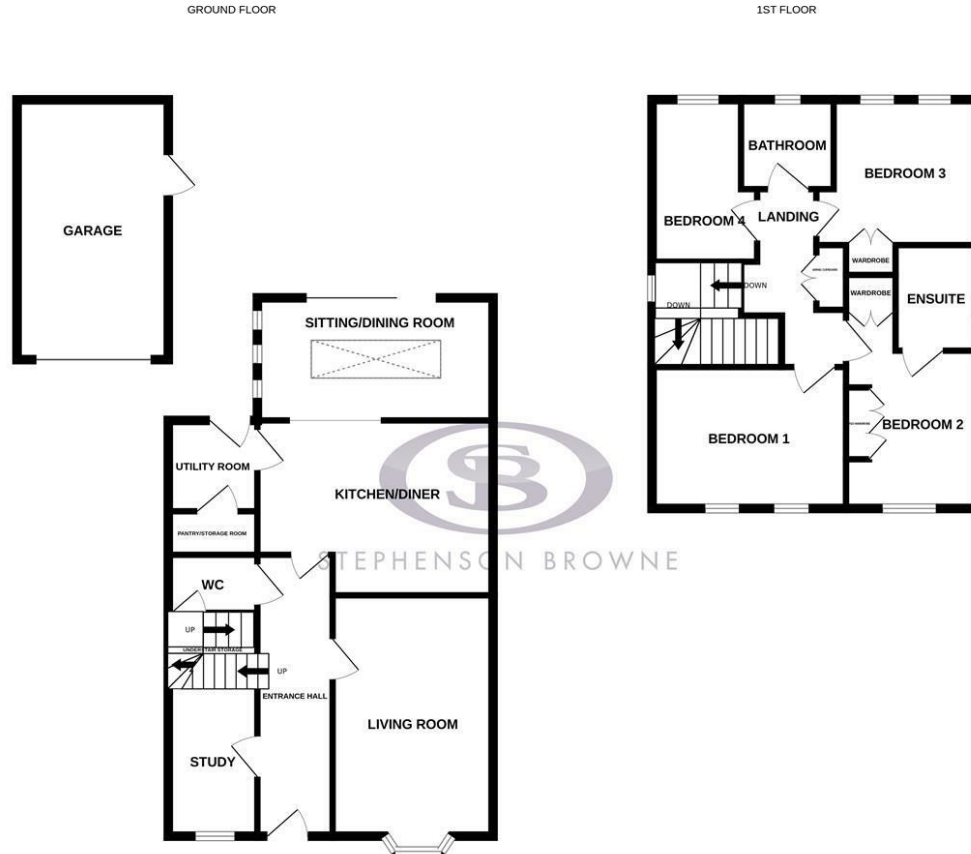


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Viewing

Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

Floorplans



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.
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Area Map



EPC Rating

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

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