



## 7 Oxhay View

Newcastle Under Lyme, ST5 0RX

**Offers in excess of £275,000**



Carters are delighted to welcome to the market this extremely well presented and extended semi detached property, located in the sought after area of Maybank in Newcastle Under Lyme which is situated on a substantial plot with generous established rear gardens.

As you enter, you will find three well-proportioned reception rooms, providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room, a formal dining area, or a playroom for the children. The natural light that floods these rooms creates a warm and inviting atmosphere throughout the home. There are so many standout features to explore, from the original solid wood parquet flooring, to the multifuel stove burner, Rangemaster oven and solid oak internal doors, the finish on this property is something to be enjoyed. The property boasts three comfortable bedrooms, perfect for accommodating family members or guests. Each room offers a peaceful retreat, ensuring restful nights and rejuvenating mornings. Additionally, there are two bathrooms, providing convenience for busy households.

Situated in the enviable location, Maybank, this home is close to local amenities, schools, and parks, making it an excellent choice for families. With its blend of space, comfort, and practicality, this semi-detached house at Oxhay View is a wonderful opportunity for those seeking a new place to call home. Don't miss the chance to make this property your own.

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## Entrance Porch

Wooden single glazed entrance door to the front elevation.  
Tiled flooring.

## Entrance Hall

Composite double glazed entrance door to the front elevation. UPVC double glazed window to the front elevation.  
Access to the stairs. Built in storage cupboard. Radiator. Solid wood parquet flooring.

## Living / Dining Room

25'9" x 9'3" (7.85m x 2.82m)  
UPVC double glazed window to the front elevation. UPVC double glazed french doors to the rear elevation. UPVC double glazed window to the rear elevation.  
Multifuel stove with solid oak mantle and tiled hearth. Coving to ceiling. Three radiators. TV ariel point. Solid oak parquet flooring.

## Kitchen

10'10" x 9'4" (3.30m x 2.84m)  
UPVC double glazed window to the rear elevation.  
Solid oak fitted kitchen with a range of wall, base and drawer units. Solid oak butcher block work surfaces. Resin sink with mixer tap. Rangemaster oven, including two ovens, grill and warming drawer, with six ring gas hob. Built in extractor fan. Space for a fridge freezer. Integrated dishwasher. Partially tiled walls. Recessed ceiling down lighters. Vinyl flooring.

## Inner Hallway

Vinyl flooring. Internal door to the garage.

## Shower Room

5'11" x 5'7" (1.80m x 1.70m)  
UPVC double glazed window to the side elevation.  
Pedestal wash hand basin. Mid level w.c. Corner shower enclosure with wall mounted shower. Extractor fan. Recessed ceiling down lighters. Partially tiled walls. Chrome heated towel rail. Vinyl flooring.

## Family Room

8'2" x 13'10" (2.51m x 4.24m)  
UPVC double glazed window to the side elevation. UPVC double glazed french doors to the rear elevation.  
Radiator. Laminate flooring.

## Stairs and landing

UPVC double glazed window to the side elevation.  
Access to the loft which is fully boarded, insulated and has a ladder.

## Bedroom One

11'6" x 11'11" (3.51m x 3.63m)  
UPVC double glazed window to the front elevation.  
Feature wall paneling. Radiator.

## Bedroom Two

13'7" x 9'7" (4.14m x 2.92m)  
UPVC double glazed window to the rear elevation.  
Feature wall paneling. Radiator. TV ariel point.

## Bedroom Three

10'6" x 9'6" (3.20m x 2.90m)  
UPVC double glazed window to the front elevation.  
Built in storage cupboard. Radiator.

## Bathroom

6'10" x 7'1" (2.08m x 2.16m)  
UPVC double glazed window to the front elevation.  
Three piece fitted bathroom suite comprising of; panel bath with wall mounted shower over, pedestal wash hand basin and low level w.c. Fully tiled walls. Recessed ceiling down lighters. Extractor fan. Radiator. Vinyl flooring.

## Garage

16'9" x 9'2" (5.11m x 2.79m)  
Up and over garage door to the front elevation.  
Composite double glazed entrance door to the

side elevation. Wooden single glazed window to the side elevation. Internal door to the inner hallway. Power and lighting.

## Exterior

To the front of the property is a driveway which is partially laid to tarmac and partially paved, providing off road parking for up to three vehicles.

To the rear of the property is an extremely generous garden, which benefits from a substantial decking area, two paved patios and a lawn. Raised sleeper borders with a selection of seasonal plants, shrubs and flowers. Feature traditional lamp post. Log store. Aluminium shed. Outside tap. Six power sockets.

## Additional Information

Freehold. Council Tax Band C.

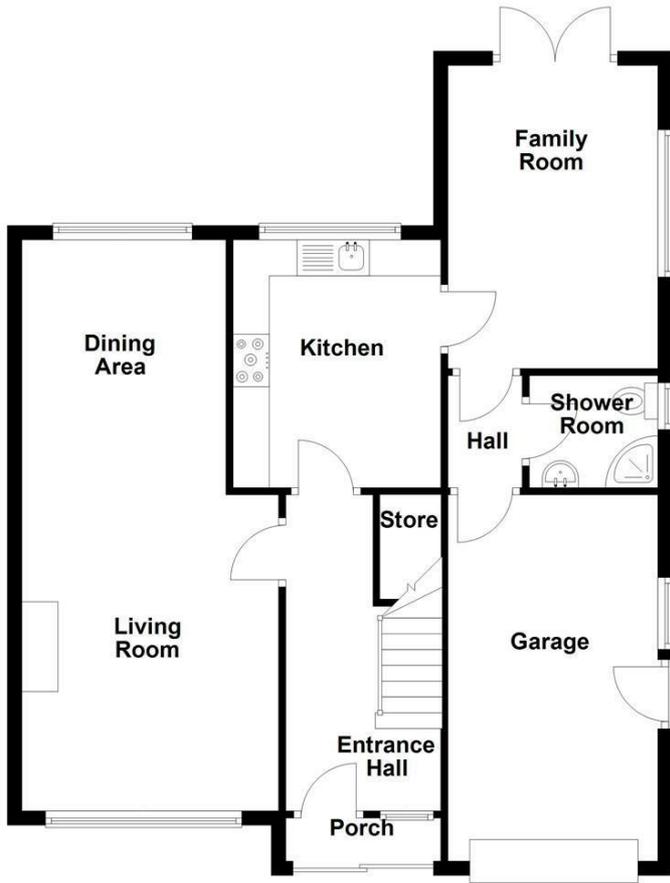
Total Floor Area : 132 sq m / 1420 sq ft.

## Disclaimer

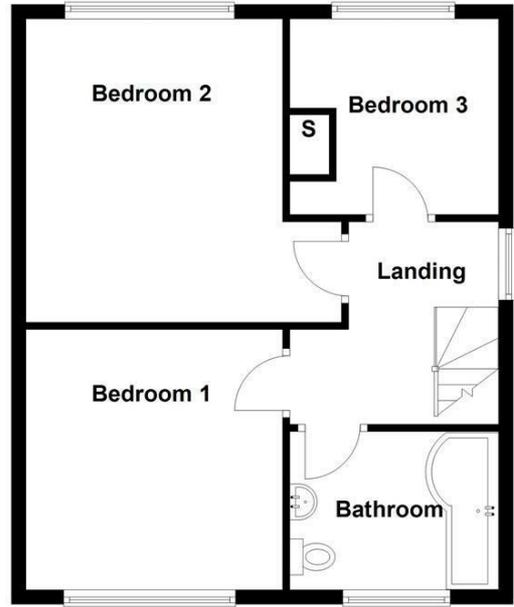
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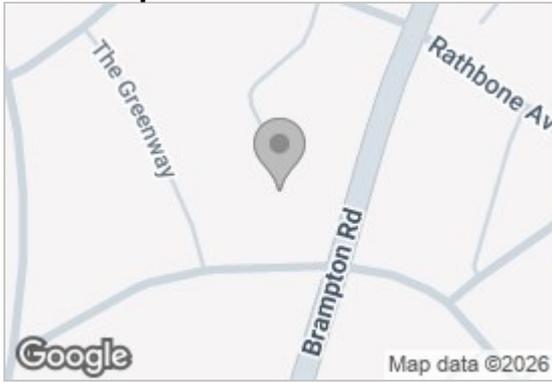
Ground Floor



First Floor



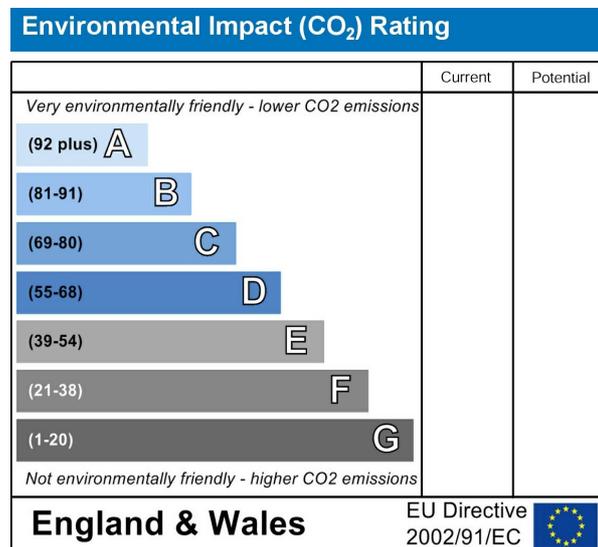
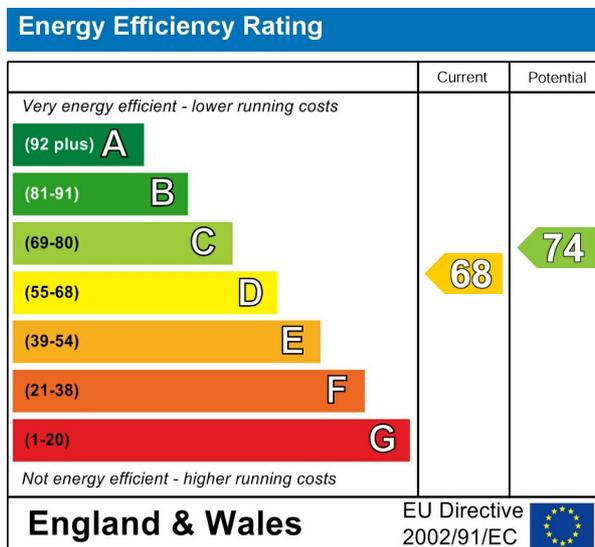
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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