



STEPHENSON BROWNE

**Cauldon Avenue,
Bradwell, Newcastle-
Under-Lyme**

ST5 8QF



Offers In Excess Of £210,000

DESCRIPTION

A Spacious Three-Bedroom Home in a Fantastic Position

Situated on Caudon Avenue in Bradwell, Newcastle-under-Lyme, this spacious three-bedroom semi-detached home enjoys a particularly appealing position, with a wonderful outlook over green space with a park. The open setting, plenty of greenery and private rear aspect make this a lovely place to call home.

The property is approached via an attractive front garden, creating a welcoming first impression, with a long driveway providing ample off-road parking and leading to the detached garage.

Stepping inside through the porch, you are welcomed by a large entrance hall with useful understairs storage. To the right is the impressive lounge, a bright and generous living space featuring a bay window and sliding doors opening directly onto the rear garden. The sliding doors lead onto a decked seating area, creating the perfect spot for outdoor seating, entertaining or simply enjoying the garden, while allowing plenty of natural light to flow into the room.

Towards the rear of the property is the kitchen and dining room, providing a practical and sociable space for family meals, entertaining and everyday living.

Upstairs, there are three well-proportioned bedrooms, comprising two generous double bedrooms and a particularly good-sized single bedroom. The family bathroom is also a good size and benefits from both a separate bath and shower, with a useful boiler cupboard providing additional storage.

Outside, the property continues to impress. The attractive front garden sits alongside the long driveway, offering excellent off-road parking and access to the detached garage. To the rear is a large garden with a decked seating area, providing plenty of space for outdoor dining, entertaining or simply enjoying the



peaceful surroundings.
A real highlight of the property is its position backing onto green space with a park. This creates an open and pleasant outlook while also meaning the rear garden is not overlooked.



ROOM DESCRIPTIONS

Ground Floor

Porch

Entrance Hall

14'3" x 6'11"

Lounge

13'4" x 24'8"

Kitchen/Diner

14'10" x 11'4"

Detached Garage

First Floor

Bedroom One

12'6" x 13'4"

Bedroom Two

11'0" x 10'5"

Bedroom Three

9'10" x 7'8"

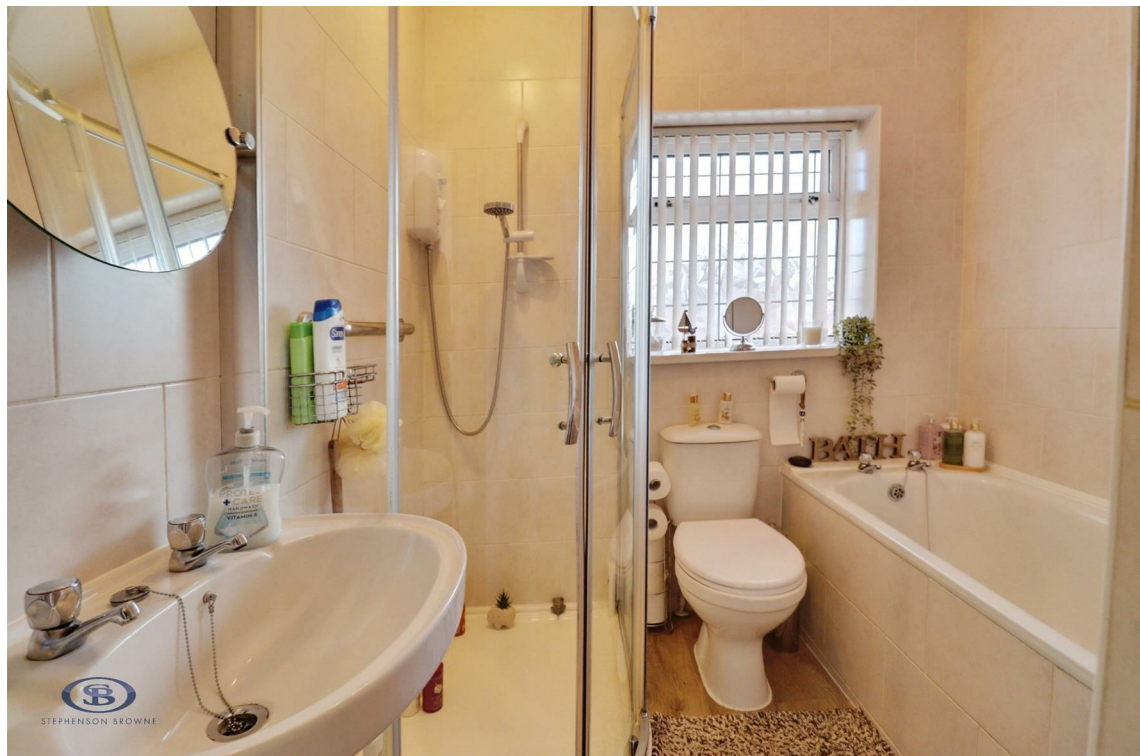
Bathroom

8'5" x 6'9"

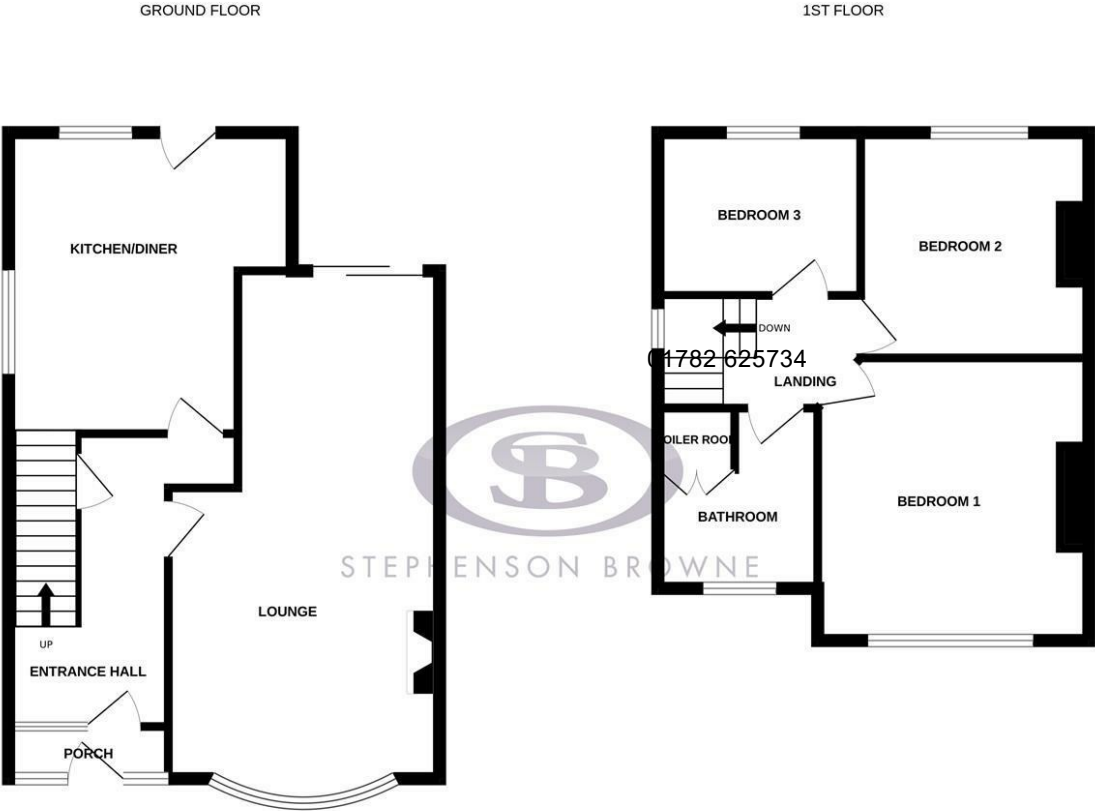
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Floorplans

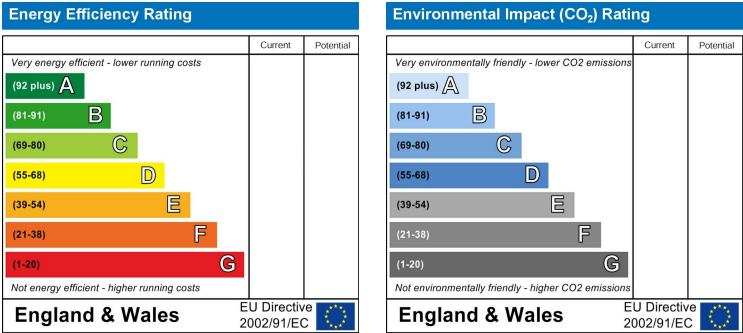


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



Viewing

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

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