

2 Watlands View, Porthill
Newcastle, Staffs ST5 8AA
Tel: 01782 717341
WebSite: www.bobgutteridge.co.uk
E-mail: enquiries@bobgutteridge.co.uk



4 Old Hall Drive, Bradwell, Newcastle, Staffs, ST5 8RQ



Freehold Offers in excess of £310,000

Bob Gutteridge Estate Agents are delighted to offer to the market this well presented and up to date modern day detached home situated in this ever popular and convenient Bradwell location which provides ease of access to local shops, schools and amenities as well as being well placed for access to the A34 & A500. This beautiful home offers the modern day comforts of Upvc double glazing along with gas combination central heating and in brief the accommodation comprises of entrance hall, downstairs WC, lounge, dining room, insulated half brick & Upvc double glazed conservatory, modern fitted kitchen with integrated appliances, utility room and to the first floor are four bedrooms along with a first floor fully tiled bathroom and en-suite shower room. Externally the property offers ease of maintenance gardens to front and rear along with off road parking and an integral garage. Viewing of This Delightful Home Is Considered A Must !

ENTRANCE HALL

With composite double glazed frosted front access door featuring inset leaded pattern, coving to ceiling, Honeywell thermostat, pendant light fitting, power points, ceramic tiled flooring, door to under stairs storage cupboard providing ample domestic shelving and storage space, battery/mains smoke alarm and access leads off to;



DOWNSTAIRS WC 1.78m x 0.86m (5'10" x 2'10")

With Upvc double glazed frosted window to front with inset leaded pattern and stained glass to skylight, coving to ceiling, enclosed light fitting, ceramic half wall tiling, ceramic tiled flooring, modern chrome towel radiator, a white suite comprising low level dual flush WC and pedestal sink unit with chrome mixer tap above.



LOUNGE 4.75m x 3.40m (15'7" x 11'2")

With Upvc double glazed bow window to front with inset leaded pattern and stained glass to skylights, coving to ceiling, pendant light fitting, two wall light fittings, double panelled radiator, TV aerial connection point, BT telephone point (subject to usual transfer regulations), and feature fireplace. Archway provides access to;



DINING ROOM 3.10m x 3.00m (10'2" x 9'10")

With Upvc double glazed French doors to rear with double glazed units to side, coving to ceiling, pendant light fitting, panelled radiator, power points, and access leading to;



INSULATED ROOF CONSERVATORY 2.77m x 2.44m (9'1" x 8'0")

A half brick and Upvc double glazed conservatory with Upvc panels to sides and rear, insulated vaulted ceiling, Upvc patio door to side, double panelled radiator, and power points.



FITTED KITCHEN 4.11m x 2.31m (13'6" x 7'7")

With Upvc double glazed window to rear, two enclosed LED light fittings, a range of base and wall mounted soft sage storage cupboards providing ample domestic cupboard and drawer space, square edge marble effect work surfaces incorporate a stainless steel sink unit with chrome mixer tap above, a Bosch four ring gas hob with extractor hood above, integrated Bosch fan assisted oven with grill above, integrated dishwasher, carousel corner units, ceramic splashback tiling, ceramic tiled flooring, panelled radiator, space for fridge/freezer, and power points. Access leads to;



UTILITY ROOM 2.84m x 2.39m (9'4" x 7'10")

With Upvc double glazed windows to side and rear, composite double glazed frosted side access door, enclosed LED light fitting, and a range of base and wall mounted storage cupboards, round edge work surface with stainless steel sink unit with chrome mixer tap, ceramic splashback tiling, ceramic tiled flooring, panelled radiator, service hatch access, power points, and access to;



INTEGRAL GARAGE 6.02m x 2.62m (19'9" x 8'7")

With electric roller door to frontage, pendant and fluorescent lighting, ample storage space, and a Baxi 600 gas combination boiler providing domestic hot water and central heating.

FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, access to loft space, coving to ceiling, battery mains smoke alarm, pendant light fitting, and doors leading off to;



BEDROOM ONE (FRONT) 3.53m x 2.77m to wardrobe frontage (11'7" x 9'1" to wardrobe frontage)

With Upvc double glazed window to front with inset leaded pattern and stained glass to skylights, coving to ceiling, pendant light fitting, two wall lights, panelled radiator, power points, and sliding wardrobe doors revealing ample hanging and storage space. Access leads to;



EN-SUITE SHOWER ROOM 2.57m x 1.07m (8'5" x 3'6")

With Upvc double glazed frosted window to side, extractor fan, three lamp light fitting, fully tiled walls, a modern white suite comprising low level dual flush WC/bidet, pedestal sink unit with chrome mixer tap, walk-in double shower enclosure with thermostatic shower and separate handset, chrome towel radiator and tiled flooring.



BEDROOM TWO (REAR) 3.15m x 2.95m + recess (10'4" x 9'8" + recess)

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



BEDROOM THREE (FRONT) 5.11m x 2.57m (16'9" x 8'5")

With Upvc double glazed window to front with inset leaded pattern and stained glass to skylight, pendant light fitting, panelled radiator, and power points.



BEDROOM FOUR (REAR) 2.44m x 2.16m (8'0" x 7'1")

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, panelled radiator, and power points



LUXURY FIRST FLOOR BATHROOM 2.49m redcuing to 1.55m x 1.93m (8'2" redcuing to 5'1" x 6'4")

With Upvc double glazed frosted window to front, enclosed LED light fitting, extractor fan, and a modern white suite comprising low level dual flush WC/bidet, pedestal sink unit with chrome mixer tap, and panelled bath with mixer tap and shower attachment, fully tiled walls with decorative mosaic border, tiled flooring, modern vertical chrome towel radiator, and built-in storage cupboard.



EXTERNALLY



FORE GARDEN

Bounded by garden brick walls and decorative metalwork, with mature hedges to borders. A brick paved driveway provides ample off road parking, with limestone and blue slate chippings for ease of maintenance and planted border. Access leads off to;



REAR GARDEN

An enclosed rear garden bounded by concrete post and timber fencing, with paved patio areas providing ample space for seating and entertaining. Tiered design with retaining walls, paved pathways, limestone chippings for low maintenance, mature shrubs, and additional patio area to the rear.



COUNCIL TAX

Band 'D' 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 or 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.

4, Old Hall Drive, Newcastle, ST5 8RQ, GB



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

 **Bob Gutteridge**
ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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



 **Bob Gutteridge**
ESTATE AGENTS & LETTINGS