



FOLLWELLS

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33 Kingsway West, Westlands - ST5 3PT
£397,950

- Four Bedroom Semi Detached House
- Extended to the Side & Rear
- Two Reception Rooms and Spacious Family Kitchen
- Off Road Parking and Single Garage
- Large, Flat Garden to the Rear
- Family Bathroom, Separate Shower Room & Ground Floor WC
- Highly Regarded Suburban Location

Situated in a highly sought-after position in the heart of The Westlands, this substantial period semi-detached residence has been thoughtfully extended to create an exceptionally spacious and versatile home, ideal for modern family living. The property features both a two-storey extension to the side and a single-storey extension to the rear, blending traditional character with expansive open-plan accommodation.

The ground floor opens via a welcoming and spacious reception hallway finished with practical LVT flooring, leading to the main living areas and stairs to the first floor. Positioned at the front of the property is a elegant formal dining room, complete with a classic bay window that fills the space with natural light. To the rear, the principal lounge flows through into a light-filled garden room/family room, featuring double doors that open directly onto the outdoor patio. This living space links fluidly into the impressive, extended dining kitchen—a layout designed specifically for hosting and entertaining. The kitchen comes fitted with a sleek range of white modern units, quality integrated appliances, and a central island with a breakfast bar for informal everyday dining.





On the first floor, the flexible layout accommodates four well-proportioned bedrooms, providing comfortable sleeping quarters for a growing family. These rooms are served by a family bathroom as well as a separate secondary shower room, ensuring convenience during busy morning routines.

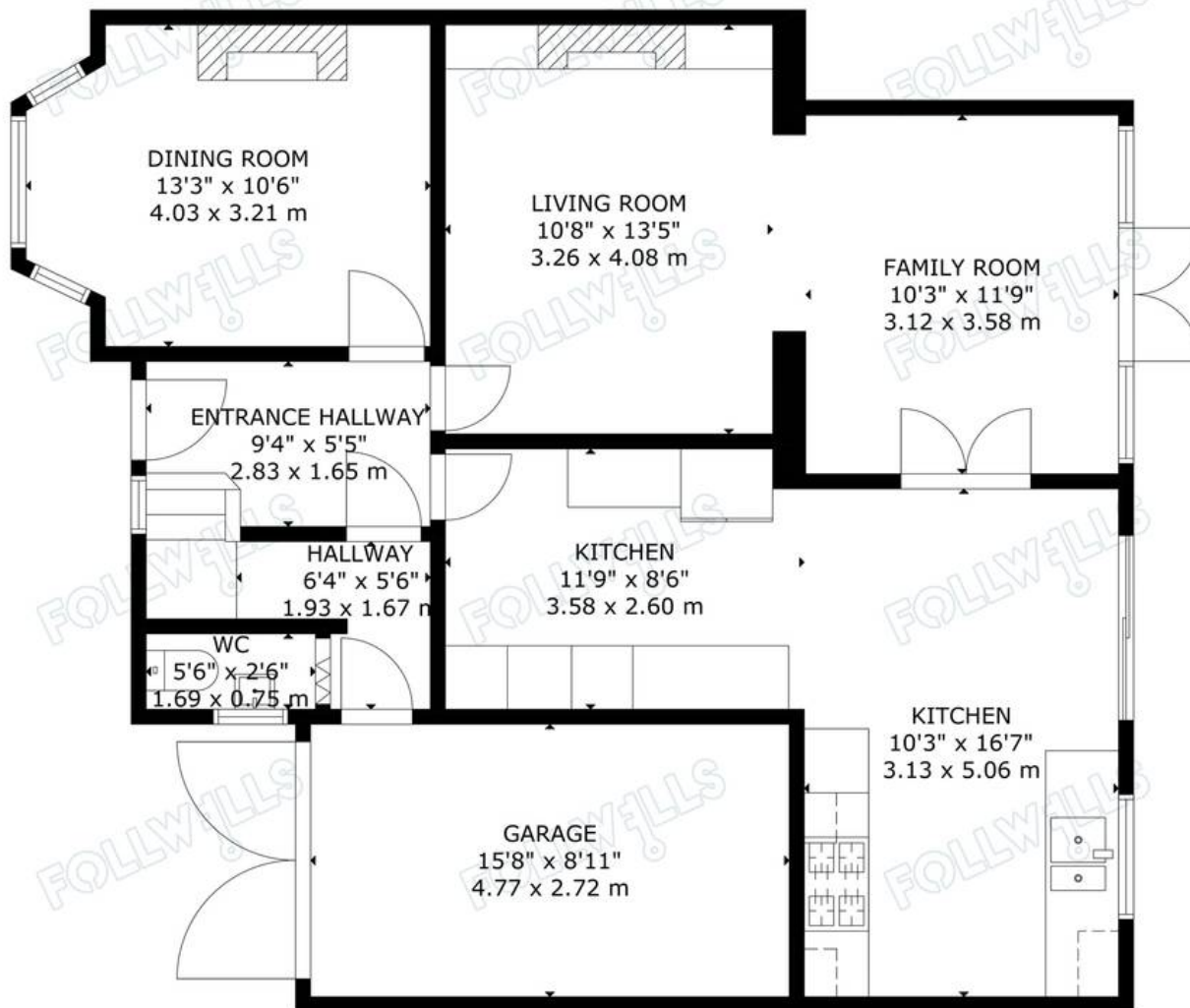
Outside, the property is approached via a paved driveway providing ample off-road parking and leading to a single integral garage. The rear of the property boasts a particularly large, flat, and private garden. Immediately adjacent to the house is a spacious paved patio area perfect for alfresco dining, leading onto a long central lawn with a stepping-stone path. At the far end of the garden sits a raised timber decking area complete with an integrated pergola—creating an ideal spot for outdoor relaxation—surrounded by mature, well-stocked shrub borders and established trees.

The location is exceptionally convenient, positioned within easy walking distance of both Newcastle Golf Club and Westlands Sports Ground, while remaining just one mile from Newcastle-under-Lyme town centre for wider amenities, shops, and commuting routes.

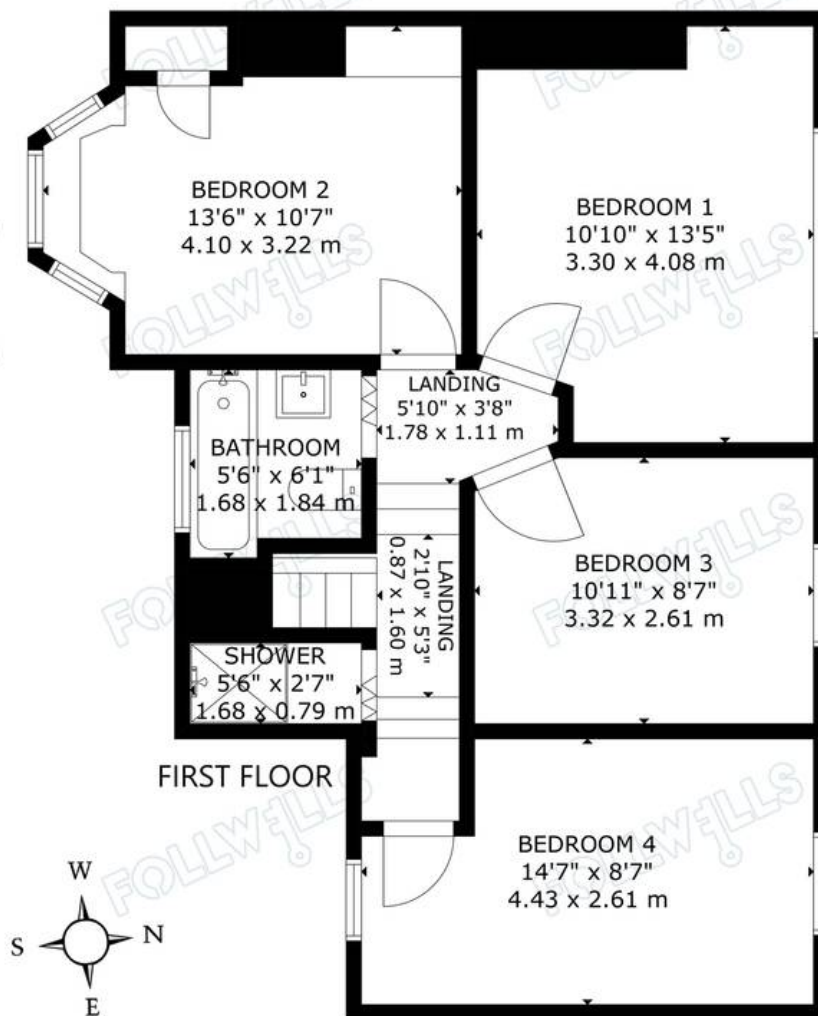
Council Tax band: D

Tenure: Freehold





GROUND FLOOR



FIRST FLOOR

