



4

Bedrooms



2

Bathrooms

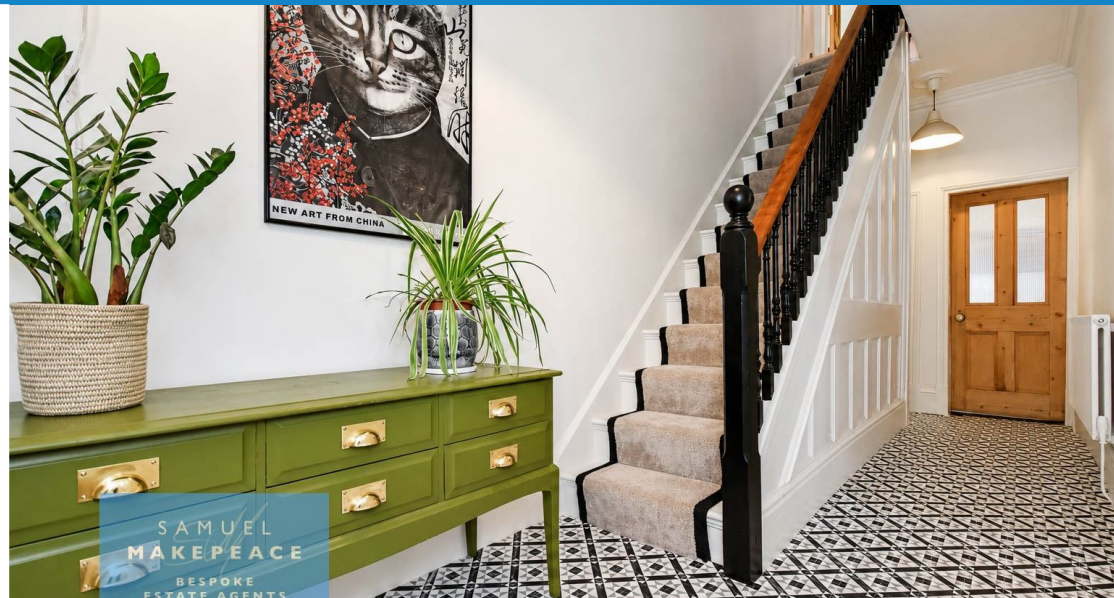


3

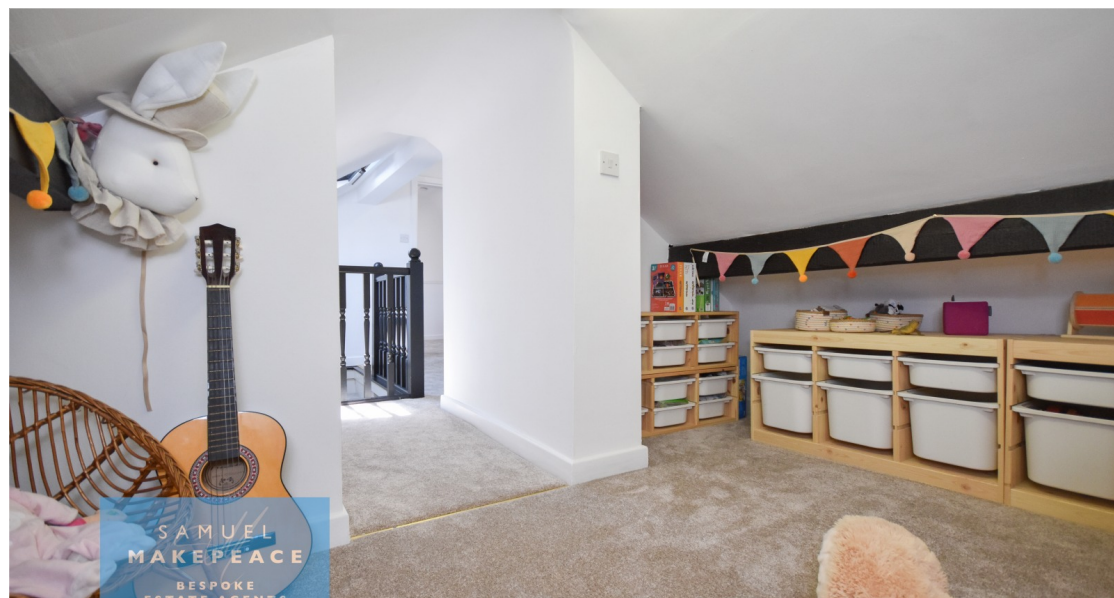
Receptions

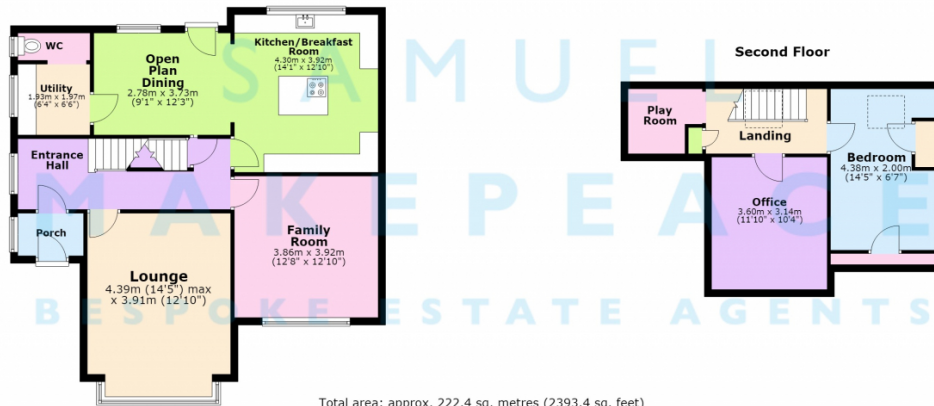


- STUNNING 1895 VICTORIAN SEMI-DETACHED RESIDENCE WITH NEW CARPETS THROUGHOUT
- PRESTIGIOUS WOODLAND AVENUE LOCATION ON THE SOUGHT-AFTER WATLANDS PARK ESTATE
- OVER 2,500 SQ FT (236 SQ M) OF BEAUTIFULLY PRESENTED ACCOMMODATION
- TWO ELEGANT RECEPTION ROOMS
- BEAUTIFUL OPEN-PLAN KITCHEN, BREAKFAST & DINING SPACE
- FOUR BEDROOMS LUXURY EN-SUITE
- GENEROUS GATED DRIVEWAY WITH EV CHARGING POINT
- PRIVATE LANDSCAPED REAR GARDEN



If you go down to the woods today... you never know what you'll find. Tucked away along the tree-lined elegance of **Woodland Avenue** is a home that truly stops you in your tracks. Dating back to **1895**, this exceptional Victorian semi-detached residence is a masterclass in period grandeur, where magnificent original features meet stylish modern family living. Spanning an outstanding **236 sq m (over 2,500 sq ft)** across four beautifully presented floors, this is a home designed not just to be admired, but to be lived in and loved for generations. The approach is every bit as impressive as the home itself. A substantial gated driveway provides parking for numerous vehicles and benefits from an electric vehicle charging point, whilst the beautifully maintained front garden, with its manicured lawn and mature shrubs, creates an elegant first impression. Step through the charming entrance porch and into a truly spectacular reception hall, where stunning patterned flooring, soaring ceilings, exquisite original detailing and an abundance of natural light immediately set the tone for what lies beyond. The living accommodation is simply breathtaking. The elegant principal lounge is a room designed to impress, featuring magnificent ceiling heights, a beautiful bay window flooding the room with light, plush carpeting and a striking original fireplace that creates a wonderful focal point. Equally impressive is the second reception room, where another gorgeous bay window, stunning feature fireplace and beautifully preserved original parquet flooring showcase the timeless charm this remarkable home has to offer. Every room celebrates the craftsmanship of the Victorian era, with original sash windows and character features carefully preserved throughout. At the heart of the home lies the stunning open-plan kitchen, breakfast room and dining space - a room perfectly designed for modern family life. Traditional handcrafted-style cabinetry is beautifully complemented by a central island, Belfast sink and range cooker, creating a kitchen that is every bit as practical as it is stylish. Flowing seamlessly into the spacious dining area, there's ample room for entertaining family and friends, with doors opening directly onto the private rear garden. A practical laundry room keeps everyday living tucked neatly away, while a convenient downstairs WC completes the ground floor. Descending below, a large cellar provides excellent storage and exciting potential for a variety of future uses. The first floor continues to impress with a spacious landing, enhanced by two beautiful windows and a cosy seating area, while plush carpeting flows throughout. The principal bedroom is a peaceful sanctuary, beautifully decorated and generously proportioned, complete with a recently renovated luxury en-suite featuring stunning contemporary tiling, an impressive walk-in double shower and excellent fitted storage. Two further double bedrooms occupy this floor, both beautifully presented, each enjoying original sash windows, with one also boasting a charming feature fireplace. Completing the accommodation is a stylish family bathroom with hardwood flooring and a bath with overhead shower. The second floor reveals a wonderful surprise. The professionally converted loft creates a superb fourth bedroom, full of charm with exposed beams, Velux windows, built-in storage and plush carpeting. Adjoining this space is a dedicated dressing room, currently utilised as a home office, alongside a delightful hidden playroom that children will absolutely adore, complete with extensive eaves storage. Outside, the rear garden is every bit as impressive as the home itself. Wonderfully private and enclosed by mature trees and established hedging, it offers the perfect setting for both entertaining and relaxing. A generous Indian stone patio leads onto a beautifully maintained lawn, while a summerhouse provides useful additional storage or the perfect hobby space. Behind the scenes, this exceptional home has also benefited from significant improvements, including a **new combi boiler with upgraded pipework**, a **full electrical safety certificate**, and **fully overhauled original sash windows**, offering complete peace of mind alongside all of its period charm. Homes of this calibre rarely become available. Rich in history, overflowing with original character and finished to an exceptional standard throughout, this magnificent Woodland Avenue residence is a home that will be admired for generations to come. **A truly outstanding Victorian family home where timeless elegance meets contemporary comfort.**





Total area: approx. 222.4 sq. metres (2393.4 sq. feet)

Floorplans are provided as a guide only. All measurements are not to be relied upon. To confirm any measurements and layouts you must check yourself. Samuel Makepeace Bespoke Estate Agents do not accept any liability for the accuracy of this. Plan produced using PlanIt360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	78	78
A		
(81-91)		
B		
(69-80)		
C	44	44
(55-68)		
D		
(39-54)		
E		
(21-38)	44	44
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Woodland Avenue, Wolstanton, Newcastle-under-Lyme

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