



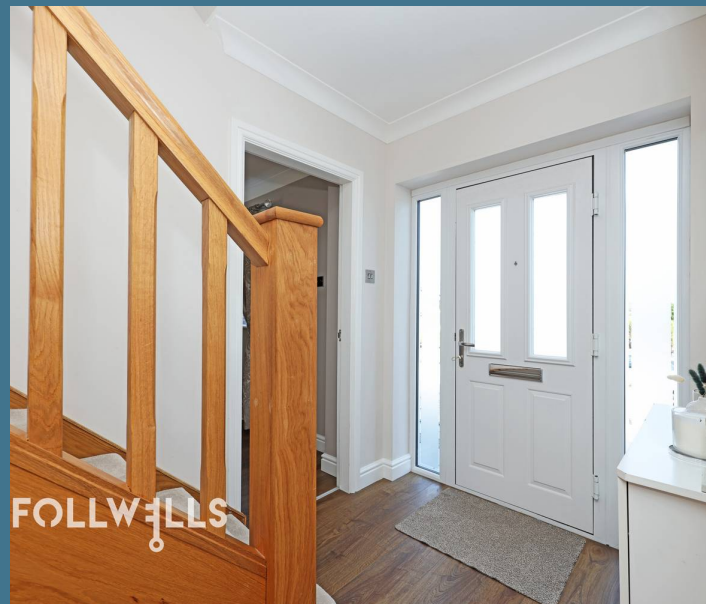
FOLLWELLS

27 Ashbourne Drive, Silverdale - ST5 6RL
£280,000

- Detached Family Home
- Recently Modernised Throughout
- Spacious Family Dining Kitchen
- High Quality Fixtures & Fittings
- South Facing, Enclosed Rear Garden
- Off Road Parking and Single Garage
- Popular Village Location

This three-bedroom detached house has undergone an extensive program of modernisation by the current owner, finished to an exceptionally high standard throughout with contemporary fixtures, quality interior fittings, oak doors, and a feature oak balustrade staircase.

The ground floor accommodation is defined by two impressively light-filled rooms that run the full depth of the property from front to back. The main entrance hall leads to a spacious dual-aspect sitting room complete with glazed double doors opening directly to the rear garden. Running parallel is an equally impressive open-plan dining and living kitchen, fitted with modern units and worktops, offering generous space for informal dining alongside further glazed double doors to the rear patio. A practical guest WC off the hallway completes the ground floor footprint.





On the first floor, a central landing gives access to three well-proportioned bedrooms. The main bedroom suite is particularly generous in size, spanning the entire depth of the home with dual-aspect windows to both the front and rear. The two additional bedrooms are well-served by a stylish family bathroom, fitted with a modern suite that includes both a bath and a separate shower.

Outside, the property features a newly paved driveway to the front providing off-road parking. Side access leads to the fully enclosed rear garden, which enjoys a desirable southerly aspect. Maintained primarily to lawn, the garden features a large raised timber deck with an integrated pergola, creating an ideal setting for outdoor dining and entertaining. Positioned to the rear of the plot is a detached single garage.

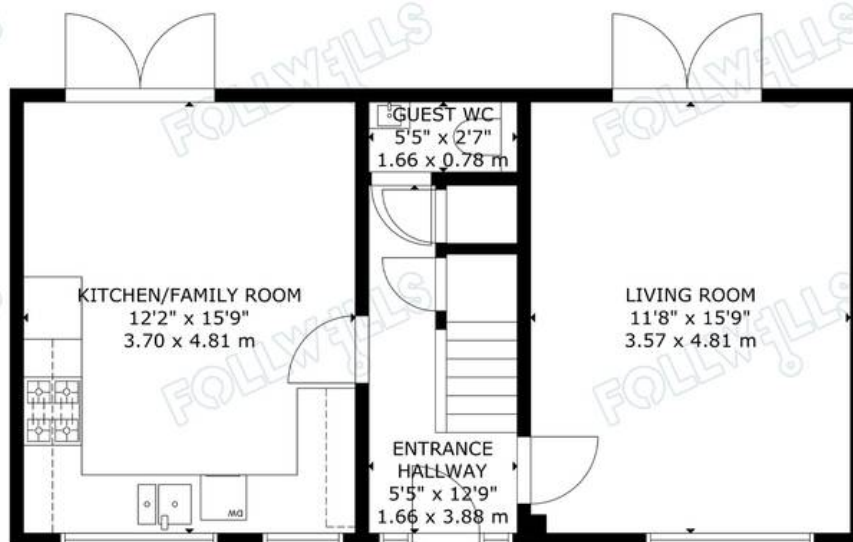
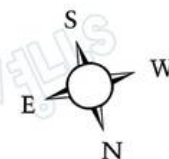


Situated on the outskirts of Newcastle-under-Lyme, Silverdale offers a welcoming village atmosphere with convenient access to a range of local amenities, including a Co-op food store, primary schooling at St Luke's C of E Primary School and Silverdale Primary Academy, as well as local public houses, sports clubs, and surrounding green spaces.

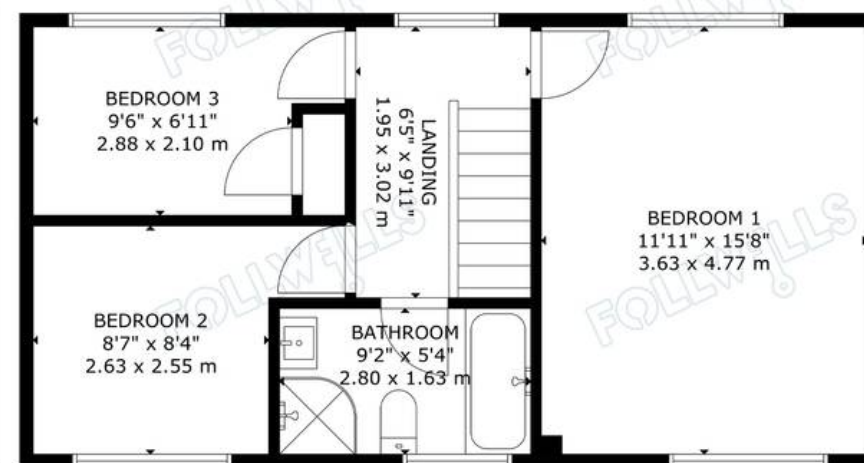
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



GROUND FLOOR



FIRST FLOOR