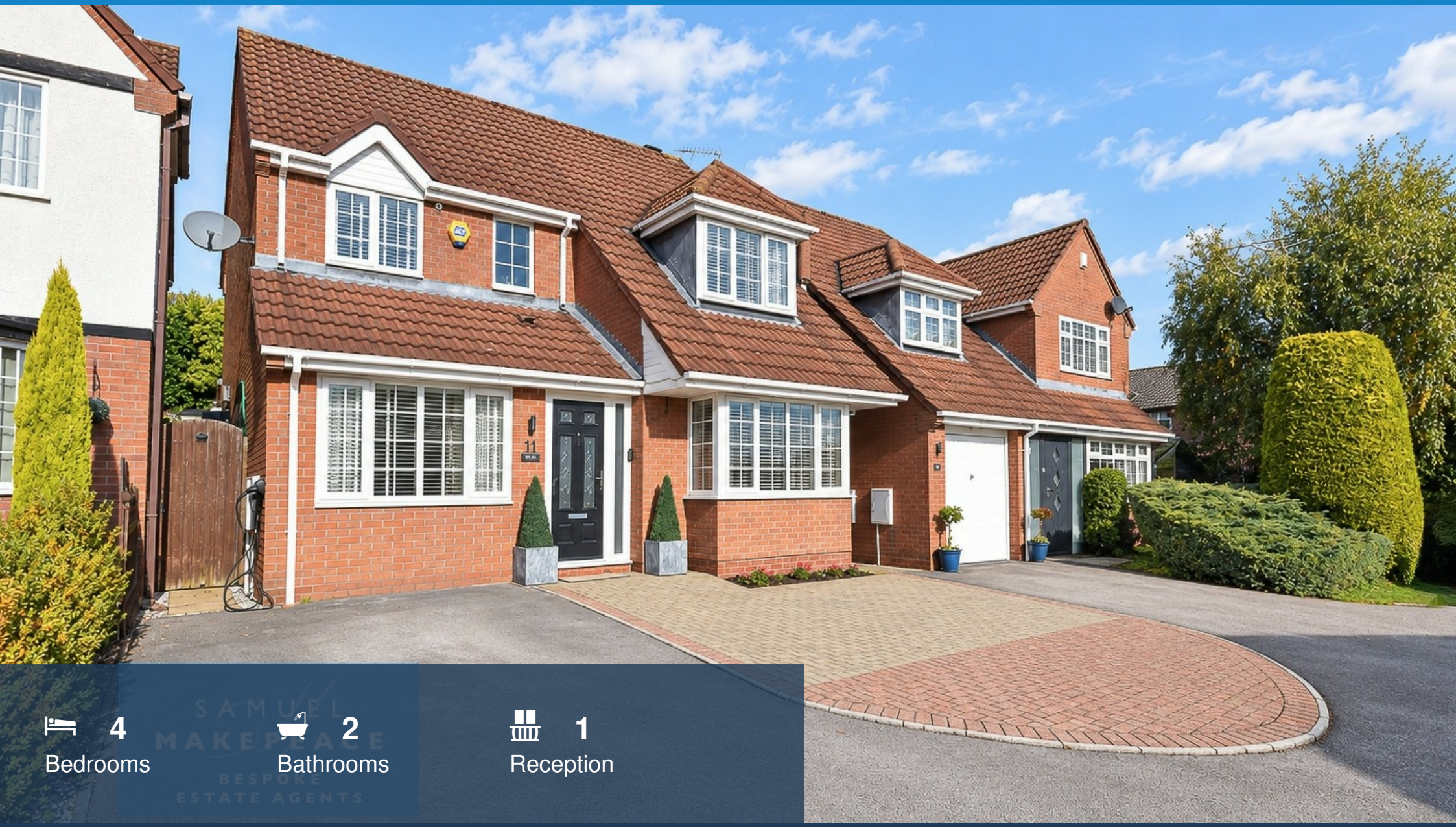
SAMUEL MAKEPEACE
BESPOKE ESTATE AGENTS

Offers in excess of £300,000

Willotts Hill Road, Waterhayes, Newcastle Under Lyme



4 Bedrooms

2 Bathrooms

1 Reception

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- IMPRESSIVE FOUR BEDROOM FAMILY HOME
- GENEROUS OPEN PLAN LIVING & DINING SPACE
- SLIDING PATIO DOORS LEADING TO REAR GARDEN
- WELL APPOINTED KITCHEN WITH AMPLE STORAGE
- SEPARATE UTILITY ROOM WITH GARDEN ACCESS
- FLEXIBLE GROUND FLOOR FAMILY ROOM / BEDROOM
- IMPRESSIVE PRINCIPAL BEDROOM WITH EN-SUITE
- THREE FURTHER WELL-PROPORTIONED BEDROOMS WITH STORAGE
- ATTRACTIVE REAR GARDEN WITH PATIO & TIERED LAWNS
- MULTI-VEHICLE DRIVEWAY WITH EV CHARGING POINT

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A home with plenty to offer, and a whole lot to love on Willotts Hill Road!

Offering an impressive combination of space, style and versatility, this beautifully modernised family home is sure to steal your heart! Boasting generous proportions, contemporary interiors and a flexible layout designed to suit the demands of modern family life, this stunning property really does have it all. Step through the welcoming entrance hall and into the fabulous open plan living and dining room, where beautiful bow windows flood the space with natural light, a feature electric fireplace creates a cosy focal point, and sliding patio doors provide a seamless connection to the rear garden.

The well appointed kitchen offers a range of fitted units and integrated appliances, complemented by an additional storage room and practical pantry to keep everything neatly organised. A separate utility room provides further work surfaces, a sink, space for both a washing machine and tumble dryer, and a double glazed door offering direct access outside. A convenient ground floor WC adds to the home's everyday practicality, whilst an additional versatile family room, currently utilised as a bedroom, offers endless possibilities as a playroom, home office, guest bedroom or cosy second sitting room. Whatever your family's needs, this home has the flexibility to grow with you!

Upstairs, the impressive accommodation continues with a wonderfully spacious principal bedroom, complete with fitted wardrobes, a beautiful front-facing window and its very own fully tiled en-suite shower room, creating the perfect private retreat. Three further generously sized bedrooms, each benefitting from built-in storage cupboards, radiators and double glazed windows, provide plenty of room for the whole family. Completing the first floor is a stylish and practical family bathroom, featuring a bath with overhead shower, low level WC and wash hand basin. With an abundance of space and thoughtful storage throughout, every corner of this home has been designed with comfortable family living in mind.

Outside, the property continues to impress with a paved driveway providing off road parking for multiple vehicles, complete with the added convenience of an electric vehicle charging point. To the rear, a paved patio seating area offers the ideal spot for summer barbecues, morning coffees or evening drinks, whilst tiered lawns and decorative shrubbery create an attractive garden setting for the whole family to enjoy. Combining impressive proportions, modern comforts, exceptional versatility and fantastic outdoor space, this truly is a home that stands out from the crowd.

Will you fall in love with Willotts? There's only one way to find out!

Disclaimer:

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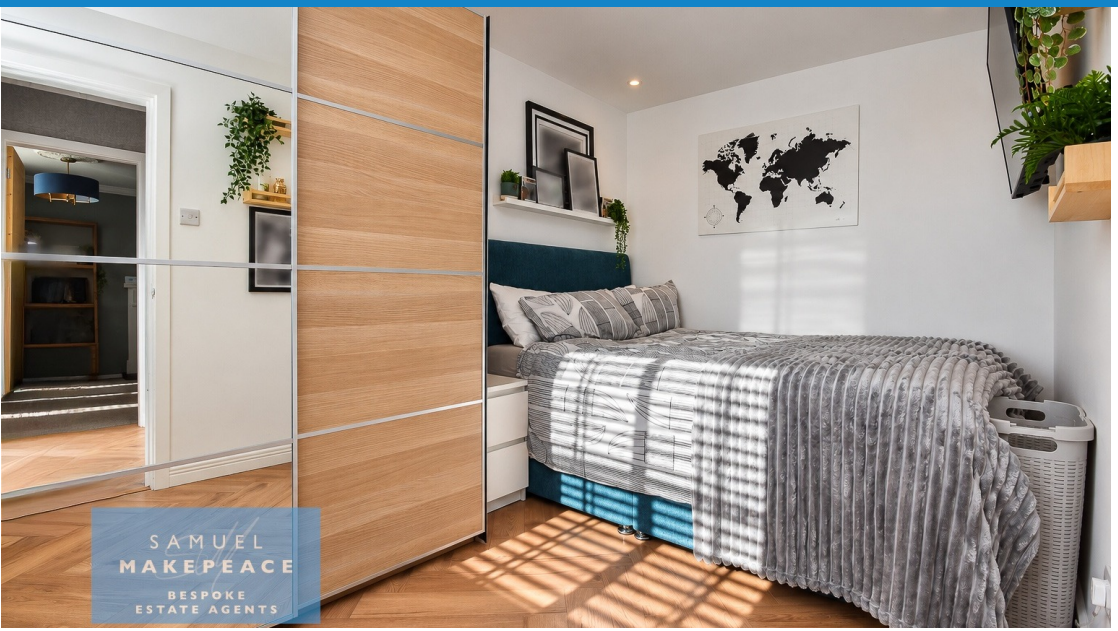



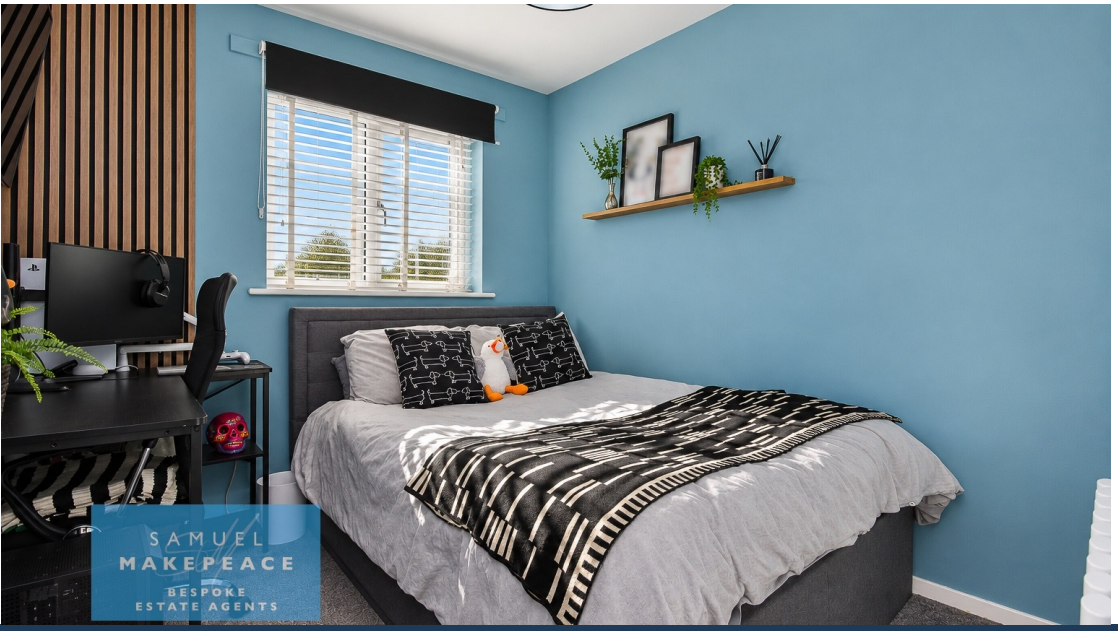



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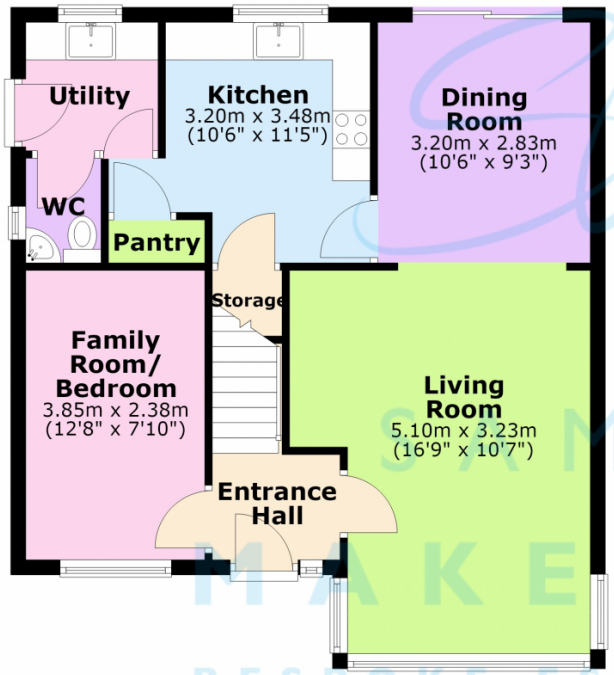
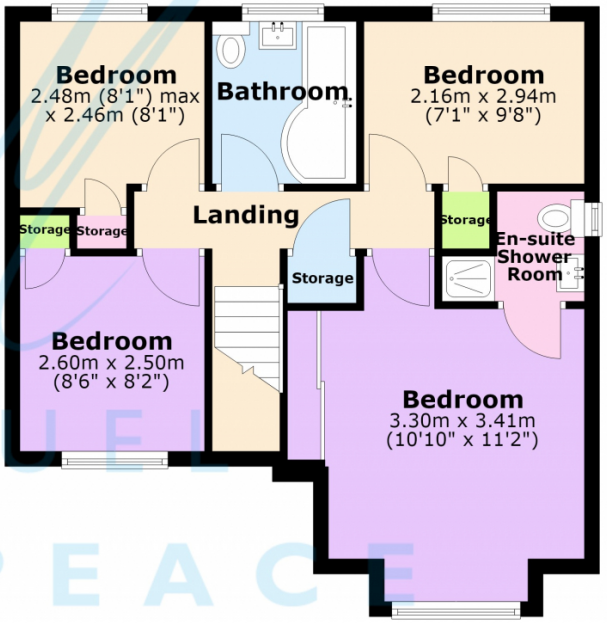
Ground Floor



First Floor



Total area: approx. 110.9 sq. metres (1193.5 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 PlanUp.



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