



2 Roseacre
Newcastle | Staffordshire | ST5 2LS

2 ROSEACRE



Impeccably presented and thoughtfully renovated throughout, this exceptional three-bedroom family home offers a sophisticated blend of contemporary style, comfort and practicality.



STEP INSIDE

From the moment you arrive, the property makes an impressive first impression, with its handsome rendered façade, striking dark-framed windows and beautifully considered exterior detailing. A generous private driveway provides extensive off-road parking, while the separate detached building adds an exceptional degree of versatility.

Internally, the property has been transformed to create a refined and welcoming living environment, with a strong emphasis on modern family living and effortless entertaining. High-quality finishes, contemporary styling and an abundance of natural light combine to create an elegant yet relaxed atmosphere throughout.

The beautifully appointed living accommodation provides an ideal setting for both everyday family life and entertaining, with generous reception spaces complemented by a stylish kitchen and dining environment. Every area has been thoughtfully designed to balance sophistication with the practical demands of modern family living.

A particular highlight is the dedicated home office, providing an elegant and peaceful environment for working from home, studying or managing day-to-day life away from the main living spaces. This increasingly desirable feature adds both practicality and versatility to the home.

Upstairs, three well-proportioned bedrooms provide comfortable and beautifully presented accommodation for family and guests. The principal bedroom offers a tranquil retreat, with the remaining bedrooms providing excellent flexibility.



























STEP OUTSIDE

Outside, the property continues to impress. The substantial private driveway provides excellent off-road parking, while the enclosed gardens offer a wonderfully private setting for outdoor entertaining and relaxation. The detached garden building further enhances the property's appeal and could be utilised as a home office, gym, studio or lifestyle space, offering superb flexibility for the modern homeowner.

A turnkey family residence of exceptional quality, combining contemporary sophistication, generous living accommodation and versatile work-from-home facilities — perfectly suited to those seeking a stylish home without compromising on practicality.







LOCATION

Ideally positioned within a well-established residential setting, this attractive home enjoys a highly convenient location in Newcastle-under-Lyme, offering an excellent balance of accessibility, amenities and quality of life.

The area provides an extensive range of everyday facilities, with Newcastle-under-Lyme town centre close at hand, offering a diverse selection of independent boutiques, cafés, restaurants, bars and essential amenities. The surrounding area is also well served by a number of reputable schools, making the location particularly appealing to families.

For leisure and recreation, the wider area offers an abundance of green open spaces, sporting facilities and countryside, while Trentham Estate, Gardens and Shopping Village provide an exceptional destination for shopping, dining and leisure.

Excellent transport links further enhance the appeal, with convenient road connections providing access towards Stoke-on-Trent, the M6 motorway and surrounding Cheshire and Staffordshire towns.

A superbly connected and desirable setting, perfectly suited to modern family life, with everyday convenience, excellent amenities and leisure opportunities all within easy reach.





Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – C

Council Tax Band – E

Local Authority – Newcastle-under-Lyme

Property Construction – Standard – brick and tile

Electricity Supply – Mains

Water Supply – Mains

Drainage & Sewerage – Mains

Heating – Mains gas central heating

Broadband – FTTP Ultrafast Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – 4G, 5G and some 5G+ mobile signal is available in the area - we advise you to check with your provider.

Parking – Driveway parking for 3+ cars.

Special Notes – The property is held under multiple titles and is subject to restrictive covenants, rights and easements. The additional land is registered with possessory title only. An indemnity policy is in place in respect of potential unknown rights, easements, reservations and restrictive covenants. The policy is transferable to future owners. Please contact the agent for more information.

Total Internal Floor Area – 1,498 sq ft

Directions

Postcode: ST5 2LS

Viewing Arrangements

Strictly via the vendors sole agent, Veronica Jackson, on 07538 811 881.

Website

For more information visit <https://www.fineandcountry.co.uk/wilmslow-prestbury-and-alderley-edge-estate-agents>

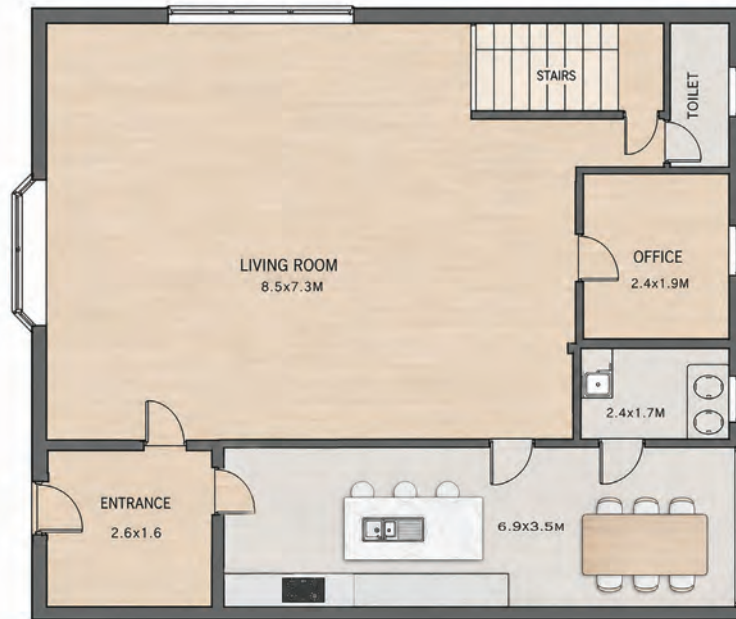
Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

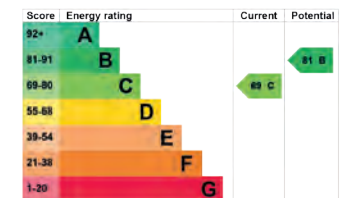
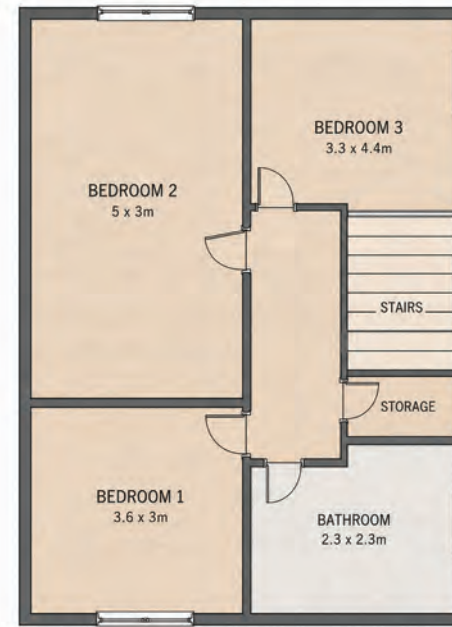
Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

Ground Floor



First Floor





FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



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