



FOLLWELLS

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5 Rossall Avenue, Westlands - ST5 3JJ

Offers Over £525,000

- Exceptional Extended Detached Bungalow
- Prestigious Westlands Location
- Open-Plan Kitchen, Dining & Family Room
- Extended Integral Garage with Excellent Potential
- Extensive In-and-Out Driveway with Ample Parking
- Large Established Rear Garden
- Versatile Integral Garage & Storage Areas
- Excellent Access to Schools, Amenities & Road Links

Situated in the highly sought-after Westlands area of Newcastle-under-Lyme, this exceptional extended detached bungalow offers spacious and versatile accommodation, ideal for families, downsizers seeking generous single-storey living, or those requiring space for multi-generational living.

Occupying a substantial plot, the property is approached via an attractive in-and-out driveway providing ample off-road parking for numerous vehicles, together with security lighting and a sheltered storm porch. The welcoming entrance hall leads to beautifully presented accommodation throughout. The impressive principal bedroom benefits from fitted wardrobes and a luxurious extended ensuite bathroom featuring a freestanding bath, separate shower enclosure, wash basin, WC and skylight.

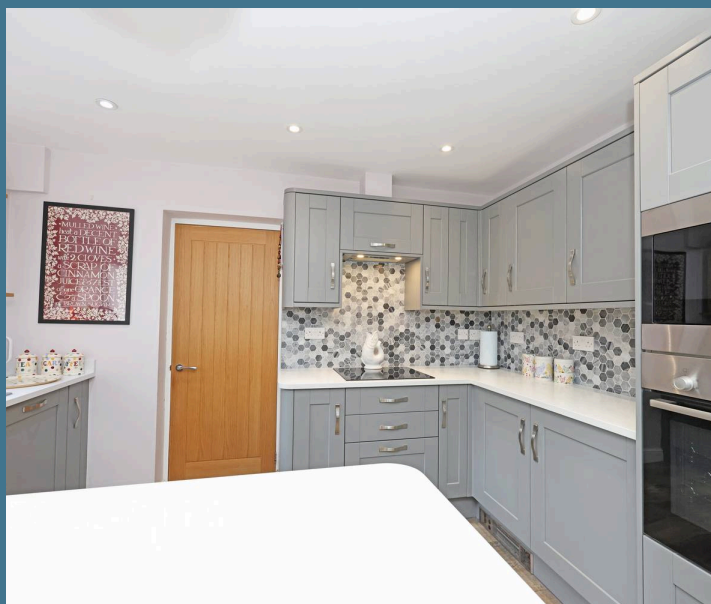




A second double bedroom enjoys fitted wardrobes and an attractive bay window, while the boarded loft provides excellent additional storage space.

A particular highlight of the property is the highly versatile third bedroom suite, currently arranged as a self-contained living area comprising a generous bedroom with fitted wardrobes, a separate lounge or home office, and an ensuite shower room. This flexible space is perfectly suited to multi-generational living, dependent relatives, older children, guest accommodation or home working, whilst also offering potential to be reconfigured as a larger bedroom suite with dressing room.

At the heart of the home is the open-plan kitchen, dining and family room, thoughtfully extended to create a superb space for modern living and entertaining. The stylish kitchen features a range of fitted units, integrated appliances, quartz worktops and a breakfast bar. The spacious family seating area enjoys an abundance of natural light from extensive glazing, four Velux roof windows and French doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living.



The kitchen is further complemented by a practical utility room with additional storage, work surfaces and a second sink. A separate shower room with WC and wash basin provides added convenience for guests and family members alike.

The extended integral garage offers exceptional versatility beyond traditional vehicle storage. Currently utilised as a useful utility and storage area with plumbing, power supply, radiator heating, additional fridge and freezer space, and access to a second loft storage area, it could readily serve as a workshop, home gym, hobby room, studio or additional workspace, subject to individual requirements.

Externally, the property continues to impress with its large private rear garden, offering a paved patio seating area, attractive pond feature and extensive lawn. The garden is well equipped with external lighting, power points and two outside taps, making it ideal for entertaining, gardening and family enjoyment. The property also benefits from an alarm system for additional peace of mind.

The Westlands is widely regarded as one of Newcastle-under-Lyme's most desirable residential locations, offering easy access to highly regarded schools, local shops, amenities, healthcare facilities and excellent road links, including the A500, M6 and Newcastle town centre.





Rarely do bungalows of this size, quality and versatility come to market in such a prestigious location. Early viewing is highly recommended to fully appreciate the space, flexibility and lifestyle on offer.

Agents Note:

The vendor of the property is a family relation of an Employee & Director of Follwells Ltd.

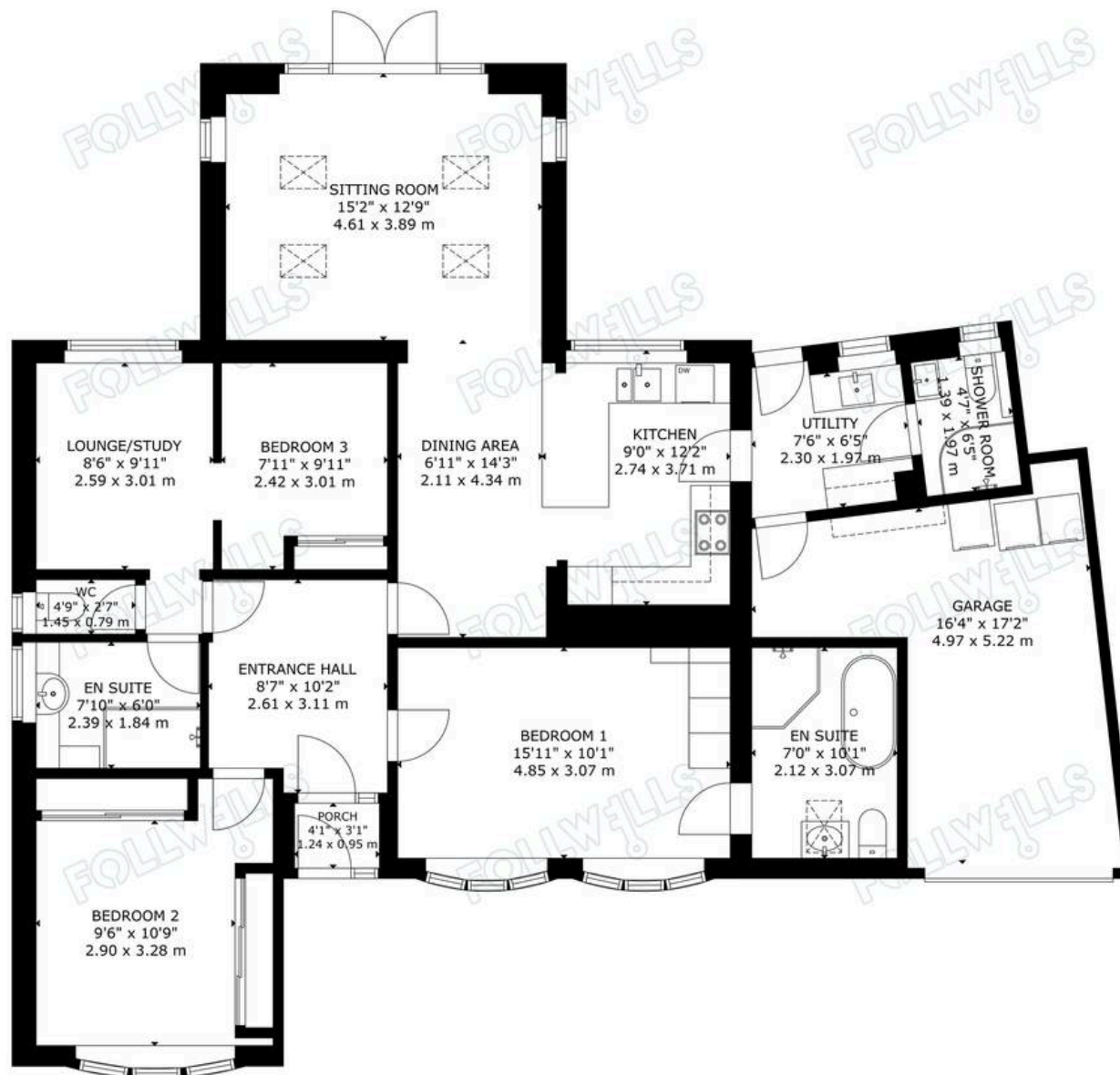
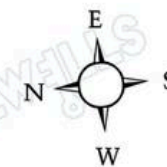
The majority of the floors are of suspended timber construction. The remaining original solid floors were tested for Red Ash in 2018 confirming a sulphate content of 0.70g SO₄/litre which corresponds with a low Class 2. A copy of the report is available which states "it is extremely unlikely that damage could take place in the future to the solid floors or walls below DPC level".

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





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GROSS INTERNAL AREA
TOTAL: 119 m²/1,283 sq ft
GROUND FLOOR: 119 m²/1,283 sq ft
EXCLUDED AREAS: GARAGE: 20 m²/211 sq ft, PORCH: 1 m²/13 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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PICTURE UK