



FOLLWELLS

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1 Orion Court, Newcastle - ST5 2PN

Offers Over £550,000

- Extended Detached Family Home
- Three Reception Rooms and Huge Dining Kitchen
- Six Bedrooms & Three Bathrooms
- Extensive Parking & Detached Double Garage
- On Small Gated Development
- Enclosed, Walled Rear Garden

Situated within an exclusive small gated development, this substantially extended detached residence provides impressively spacious accommodation set across three floor levels. Perfectly suited for a growing family or multi-generational living, the property offers a versatile six-bedroom layout combined with generous reception spaces, all positioned within comfortable walking distance of Newcastle-under-Lyme town centre.

An inviting central entrance hallway featuring clean tiled flooring welcomes visitors into the house. Off the hallway sit three distinct reception areas, including a comfortable main living room, a separate sitting room with a front-facing window, and an adjacent garden room that provides direct access to the outdoor spaces. The hub of the ground floor is the particularly spacious open-plan dining kitchen, fitted with an extensive range of units and integrated appliances, providing a light and airy environment with sliding patio doors out to the garden. Practical ground floor amenities are completed by a guest WC and a dedicated utility room.

The upper floors provide six well-proportioned bedrooms. On the first floor, a spacious central landing leads to five bedrooms alongside a modern family bathroom. One of the double bedrooms is served by private en-suite facilities. Rising to the second floor, a flexible sixth bedroom suite features an adjoining en-suite shower room and access to extensive built-in loft storage, offering an ideal setup for a teenager's annexe, or home office space.





Externally, the property is accessed within a private gated courtyard setting, offering extensive off-road parking space for multiple vehicles in addition to a large detached double garage. To the rear, the fully enclosed walled garden is mainly laid to lawn with a paved patio seating area, providing a secure and private environment for outdoor relaxation and family activities.

The location offers an ideal balance of convenience and accessibility. Everyday essentials are catered for by nearby facilities including a Premier convenience store on Keele Road, a Tesco Express, and local public houses, while Newcastle town centre offers a broader selection of High Street shops, restaurants, and amenities.

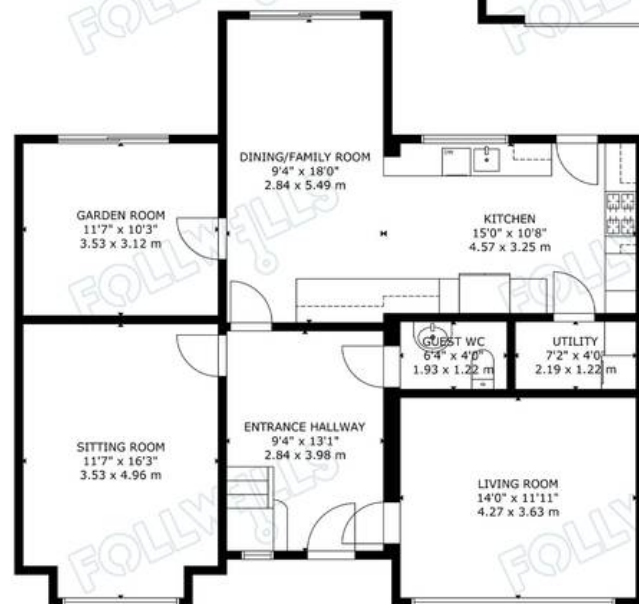
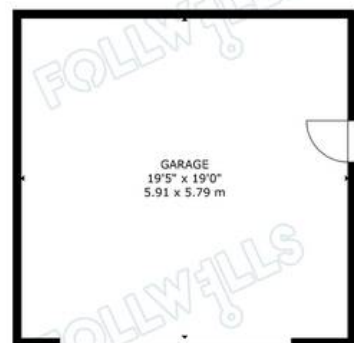
We are advised by the vendor that there is a quarterly service charge to cover the cost of street lighting and the access gate. This charge is currently approximately £35 per quarter.

Council Tax band: E

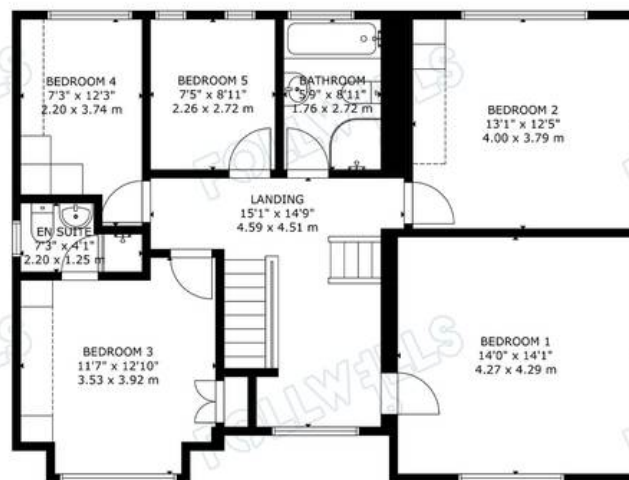
Tenure: Freehold

EPC Energy Efficiency Rating: C





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA
TOTAL: 218 m²/2,340 sq ft
GROUND FLOOR: 94 m²/1,013 sq ft, FIRST FLOOR: 88 m²/945 sq ft, SECOND FLOOR: 36 m²/382 sq ft
EXCLUDED AREAS: GARAGE: 34 m²/368 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY