



## 23 Cardington Close

ST5 3LJ

Offers In Excess Of £250,000



3



1



2



C



STEPHENSON BROWNE

Positioned on the highly regarded Cardington Close within the sought-after area of Newcastle-under-Lyme, and ideally located for a range of well-regarded local schools, this well presented three-bedroom semi-detached home offers stylish accommodation, generous proportions, and a superb balance of comfort and practicality.

The property is entered via a welcoming entrance hall, featuring a discreet cloakroom cupboard, perfect for everyday coat and shoe storage. The ground floor family bathroom is fitted with a modern suite comprising a bath with overhead shower. The living room is a warm and inviting space, enhanced by a charming bay window and a striking log burner, creating an elegant yet cosy atmosphere. To the rear, the impressive kitchen diner provides extensive worktop and cupboard space, a contemporary breakfast bar, and ample room for a dining table, making it ideal for both everyday living and entertaining.

Flowing seamlessly from the kitchen diner is the sun room, a bright and versatile additional reception space, featuring double doors opening onto the rear garden.

The rear garden is generously sized and designed for low maintenance, incorporating a stylish patio seating area and AstroTurf lawn, perfect for outdoor dining and relaxation.

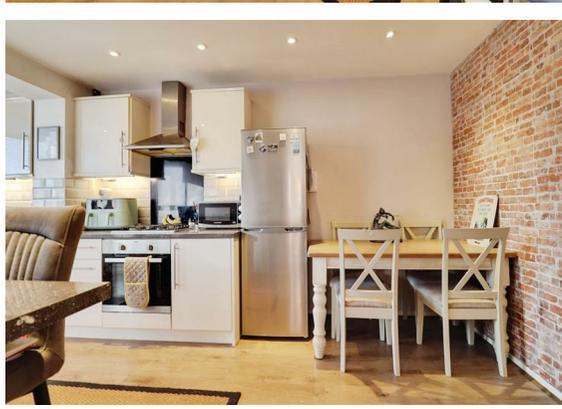
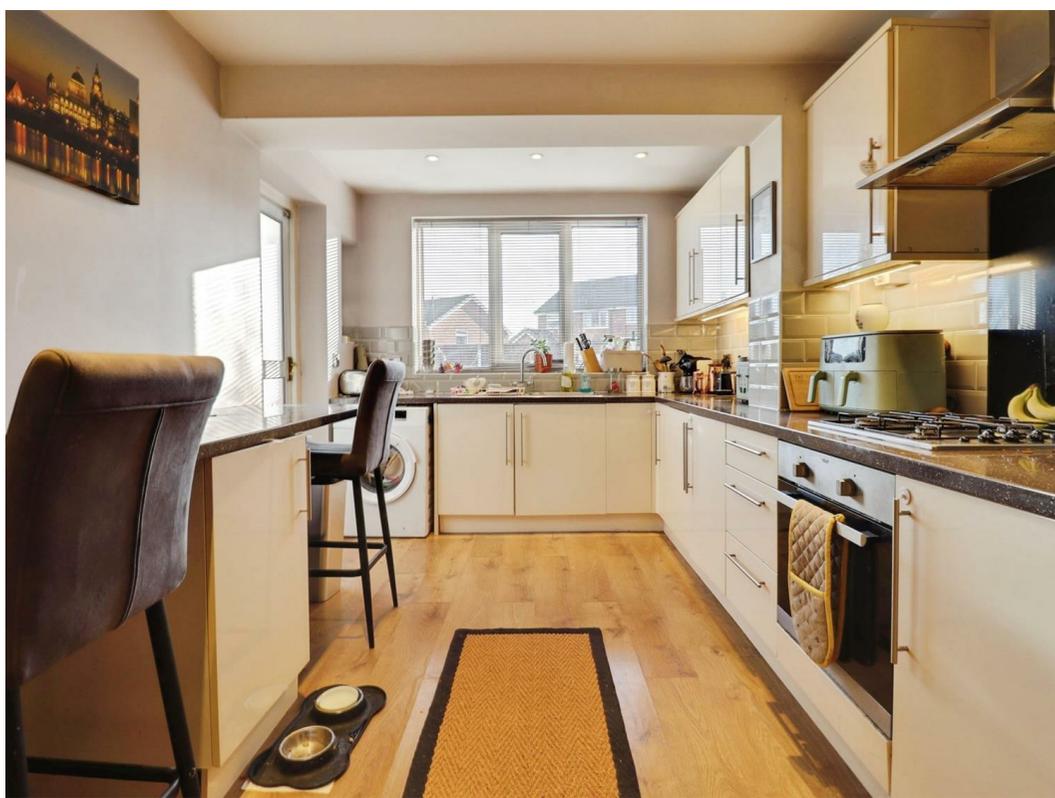
To the first floor, the property offers two well-proportioned double bedrooms and a further single bedroom, currently accommodating a bed and double wardrobes. The landing also benefits from an airing cupboard, providing useful additional storage. Externally, the home enjoys a large front driveway with parking for up to four vehicles, together with a detached garage. Additional features include a combi boiler and owned solar panels, enhancing energy efficiency and long-term running cost savings.

An exceptional opportunity to acquire a high-quality family home in a popular and convenient location.

Council Tax Band- C

Tenure- Freehold

Council- Newcastle-under-Lyme Borough Council



## Ground Floor

### Entrance Hall

7'6" x 6'6"

### Kitchen/Diner

18'10"

### Living Room

13'1" x 17'3"

### Bathroom

5'4" x 7'4"

### Sun Room

7'9" x 7'10"

## First Floor

### Bedroom One

11'5" x 10'10"

### Bedroom Two

12'4" x 9'7"

### Bedroom Three

7'5" x 9'4"

### Boiler/ Airing Cupboard

### Garage

8'2" x 16'4"/383'10"



### Stephenson Browne AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



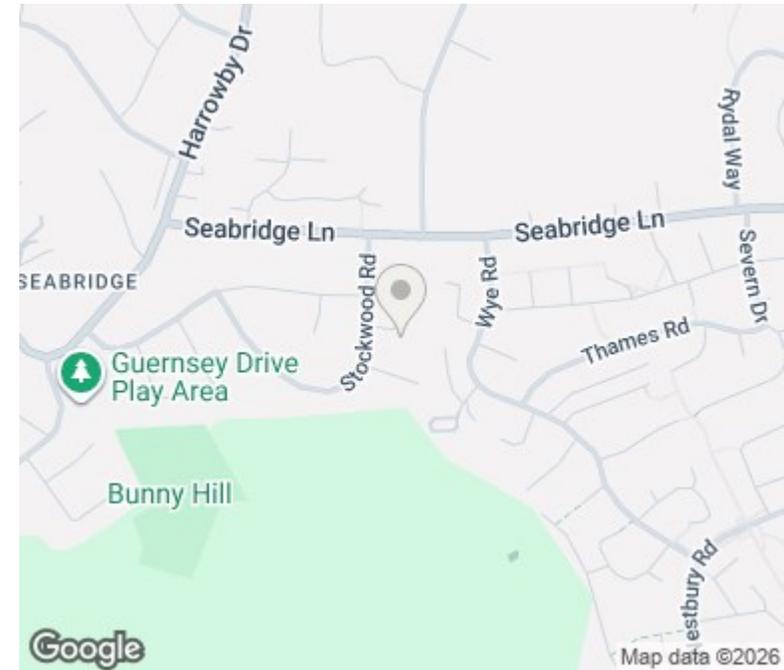
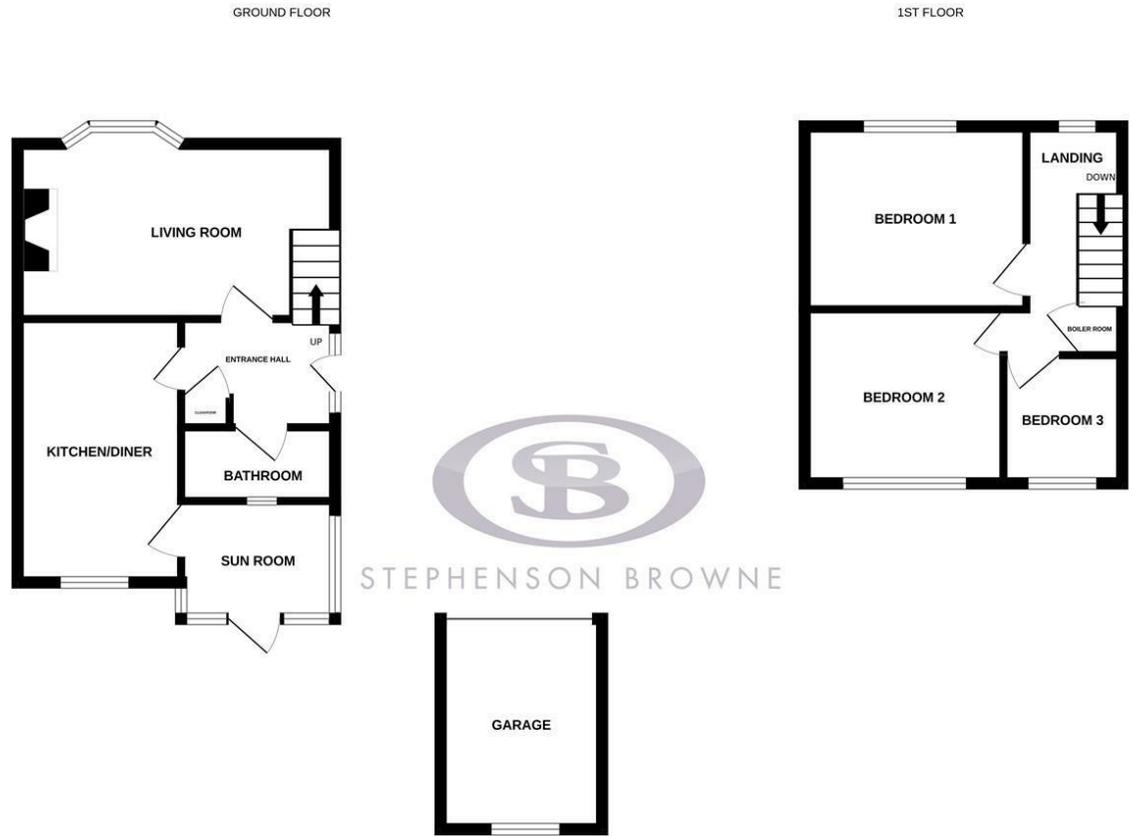
- Located on the highly regarded Cardington Close in the sought-after area of Newcastle-under-Lyme
- Well-presented three-bedroom semi-detached family home
- Ideally positioned for a range of well-regarded local schools
- Spacious living room with bay window and feature log burner
- Impressive kitchen diner with breakfast bar, ample storage, and dining space
- Bright and versatile sun room with double doors to the garden
- Ground floor family bathroom with bath and overhead shower
- Two double bedrooms and one single bedroom, plus airing cupboard storage
- Large driveway for up to four vehicles and a detached garage
- Low-maintenance rear garden with patio and AstroTurf.





# Floor Plan

# Area Map



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Newcastle-Under-Lyme Office on 01782 625734 if you would like to arrange a viewing appointment or require any further information.

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