



**14 Geneva Drive**

ST5 2QG

**£350,000**



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STEPHENSON BROWNE



Stephenson Browne are pleased to present this remarkable four-bedroom detached house, located on the desirable Geneva Drive in the Westlands area of Newcastle. This property offers a spacious and adaptable layout, beginning with a welcoming hallway that features a conveniently placed WC beneath the stairs.

The ground floor is designed for modern living, showcasing a large kitchen equipped with ample cupboard space. The former garage has been cleverly converted into a utility room and an office/nail room, enhancing the home's functionality. The open-plan lounge and dining area is a standout feature, designed with a partial wall divider that maintains an airy atmosphere while providing a sense of separation. This inviting space is perfect for both relaxation and entertaining, with sliding doors that lead directly to the garden.

The outdoor area is equally impressive, featuring a stone-paved patio that serves as an ideal seating area, complemented by steps that ascend to a boarded lawn, perfect for family gatherings and outdoor activities.

As you ascend to the first floor, you will find four generously sized bedrooms, including bedroom four which benefits from built-in wardrobes. These bedrooms are well-served by two modern bathrooms, comprising a family bathroom and a separate shower room, ensuring convenience for all family members.

With double glazing throughout, this home is not only stylish but also energy-efficient. Its prime location offers easy access to well-regarded schools, local amenities, and excellent transport links, making it a fantastic opportunity for those seeking a substantial family home in one of Newcastle's most sought-after residential areas.

Council Borough: Newcastle-Under-Lyme  
Council Tax Band: E  
Tenure: Freehold





**Ground Floor**

**Hallway**

12'10" x 7'10"

**W.C.**

3'8" x 4'7"

**Kitchen**

11'9" x 14'6"

**Dining/Living Room**

21'3" x 14'11"

**Garage Conversion**

**Utility**

7'2" x 6'0"

**Office/Nail Room**

7'2" x 12'7"

**First Floor**

**Bedroom One**

9'9" x 8'0"

**Bedroom Two**

8'0" x 11'9"

**Bathroom**

5'9" x 8'8"

**Shower Room**

5'11" x 8'7"

**Bedroom Three**

11'7" x 8'7"

**Bedroom Four**

**Stephenson Browne AML Disclosure**

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We combine local expertise, smart marketing and honest advice to sell your home faster and for the best possible price. If you are thinking of moving please do not hesitate to give us a call on 01782 625734.





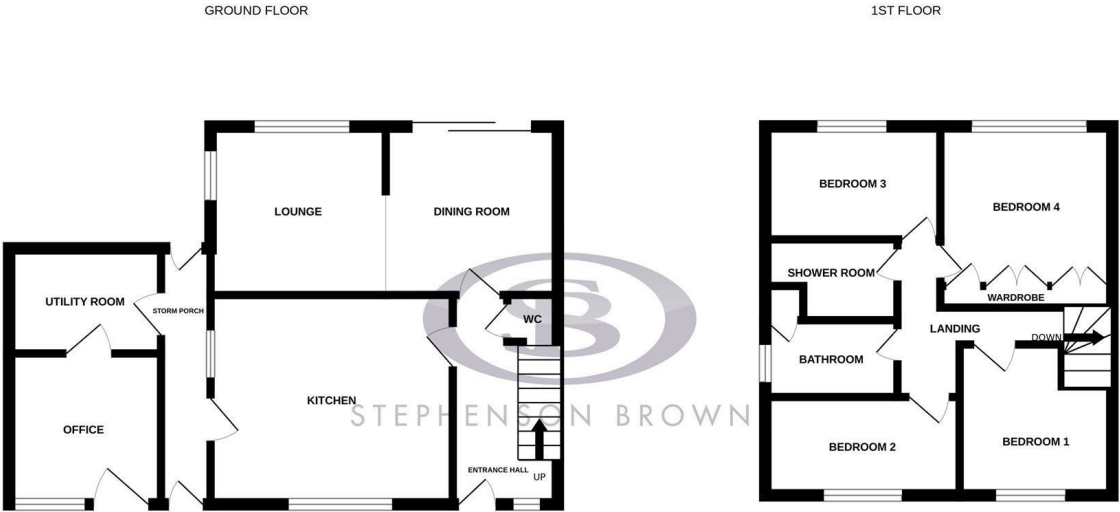
- Attractive detached family home in the sought-after Westlands area of Newcastle-under-Lyme.
- Generous hallway entrance with handy downstairs WC.
- Well-planned kitchen offering extensive storage and workspace.
- Converted garage providing versatile utility and office/nail room.
- Bright and spacious open-plan lounge/dining room with subtle partition wall.
- Direct garden access via sliding doors, ideal for entertaining.
- Landscaped outdoor area with patio seating space and raised lawn.
- Four well-proportioned bedrooms, one featuring fitted wardrobes.
- Two stylish bathrooms – family bathroom plus separate shower room.





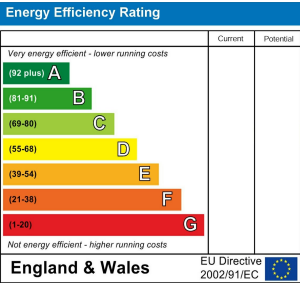


Floor Plan



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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Area Map



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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