



9 Sophia Way
ST5 8TB
£350,000



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STEPHENSON BROWNE

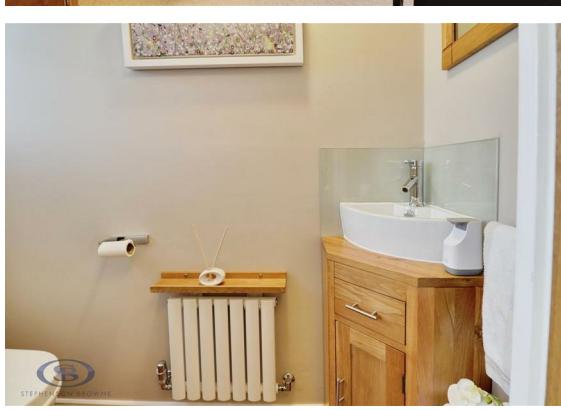
Finished to an exceptional standard throughout, this striking four-bedroom detached home on Sophia Way in Newcastle-under-Lyme offers elegant, contemporary living with excellent built-in storage, ideal for modern family life.

A bright entrance hallway sets the tone, featuring a sleek glass balustrade, understairs storage and a stylish downstairs WC. The ground floor provides generous living space, including a formal dining room at the front with a bay window and a refined living room centered around a bespoke electric fireplace. The living room also benefits from a bay window with French doors opening onto the garden and wooden decked area.

The high-specification kitchen forms the heart of the home, fitted with premium cabinetry, streamlined work surfaces and integrated appliances including an induction hob, oven, microwave, fridge freezer and dishwasher, offering both style and practicality.

Upstairs are four well-proportioned bedrooms, three with built-in wardrobes. The principal bedroom enjoys a modern ensuite, while the remaining rooms are ideal for family, guests or home working. The first floor also features a contemporary family bathroom and a useful airing cupboard located on the landing, along with a partially boarded loft for additional storage.

Outside, the beautifully maintained garden has been finished to a superb standard, featuring decking, stone slabbed areas and a circular lawn, perfect for entertaining and relaxation. The property can be accessed from either side and offers off-road parking for up to four vehicles, an insulated garage with electric door, utility plumbing and a ROLEC SMART EV charger. Overall, this is a beautifully presented home offering high-quality finishes, generous living space and excellent practicality, making it an ideal choice for modern family living.



Ground Floor

Entrance Hall

W.C.

6'1" x 2'8"

Dining Room

12'10" x 8'9"

Kitchen

14'7" x 9'3"

Lounge

14'9" x 13'4"

Garage

16'7" x 8'4"

First Floor

Bedroom One

15'7" x 10'8"

Bedroom Two

12'5" x 8'4"

Bedroom Three

9'0" x 8'4"

Bedroom Four

9'0" x 7'0"

Bathroom

8'4" x 6'3"

Ensuite

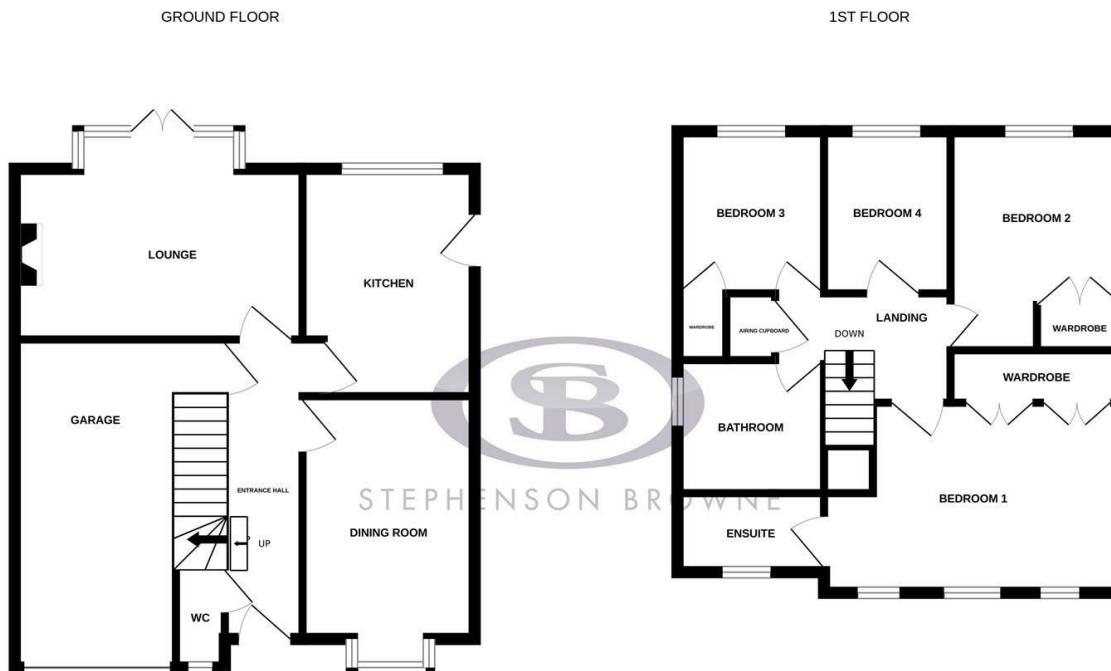
8'4" x 5'1"



- Finished to an exceptional standard throughout
- Bright entrance hallway with glass balustrade, understairs storage and WC
- Two reception rooms including a front dining room and living room with bay window, fireplace and French doors to the garden
- High-specification kitchen with integrated appliances and excellent storage
- Four well-proportioned bedrooms, three with built-in wardrobes
- Principal bedroom with modern ensuite
- Contemporary family bathroom and partially boarded loft for additional storage
- Beautifully finished garden
- Off-road parking for up to four vehicles, insulated garage with electric door and ROLEC SMART EV charger
- Council Borough: Newcastle-Under-Lyme
Council Tax Band: D Tenure: Freehold



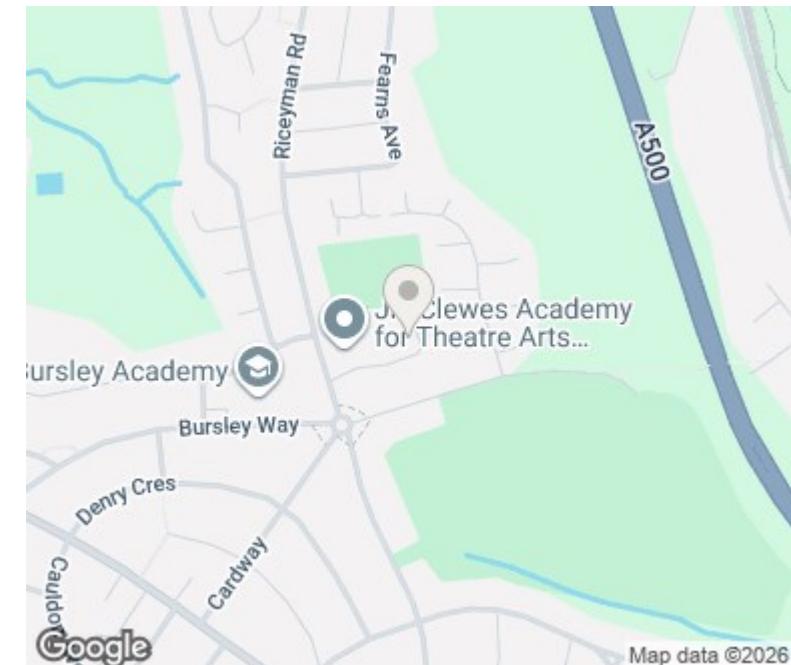
Floor Plan



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



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		
	69	80
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

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