

## Kerrera Clayton Road, Clayton, Newcastle, Staffordshire, ST5 4DH



**Freehold £325,000**



Bob Gutteridge Estate Agents are delighted to bring to the market this individually designed detached bungalow, which will certainly generate early interest from potential purchasers ! This true detached bungalow is enhanced with Upvc double glazing along with gas central heating and offers a welcoming open plan living arrangement, which also offers scope for a loft conversion. The property is set on a walk around plot with an electric front access gate which provides access to the front garden along with off road parking plus access to the integral garage, as you walk around the side of the property you find a patio and seating area along with access to a well stocked established rear garden. Internally the property offers an open plan living arrangement and comprises of entrance lobby, modern "L" shaped fitted kitchen/diner, lounge, garden room, inner hallway, three bedrooms, fully tiled master bathroom and an en-suite shower room. We can also confirm that this property is being sold with the additional benefit of NO VENDOR CHAIN ! Internal Inspection Is Essential !

### ENTRANCE LOBBY

With oak part panelled part frosted glazed front access door with inset lead pattern and stained glass, coving to ceiling, three spotlight fittings, single panelled radiator, engineered oak flooring, power points and archway provides access off to;



### OPEN PLAN "L" SHAPED FITTED KITCHEN / DINER 5.38m reducing to 2.95m x 5.51m reducing to 2.74m (17'8" reducing to 9'8" x 18'1" reducing to 9'0")

With Upvc double glazed window to front, fourteen spotlight fittings, single panelled radiator, engineered oak effect flooring, a range of base and wall mounted high gloss storage cupboards providing ample domestic cupboard and drawer space, granite work surfaces with built in Franke bowl and half single drainer sink unit with mixer tap above, integrated Electrolux five ring gas hob unit with extractor hood above, built in appliances to include Bosch oven, Neff microwave, fridge/freezer, slimline dishwasher, intercom, power points, spurs for appliances and access off to;



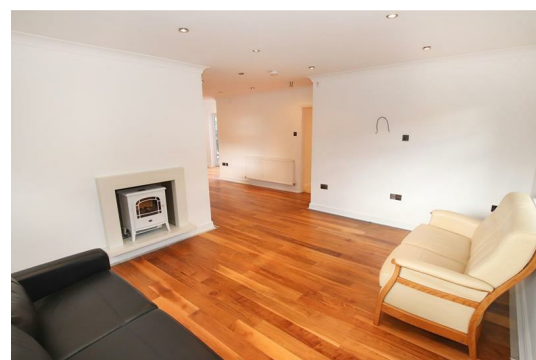
### **GARDEN ROOM 5.41m x 2.03m (17'9" x 6'8")**

With Upvc double glazed sliding patio door to rear, Upvc double glazed window to rear with inset lead pattern, double glazed Velux window, coving to ceiling, ten spotlight fittings, BT telephone point, engineered oak flooring, single panelled radiator, power points and Upvc double glazed door provides access to integral garage.



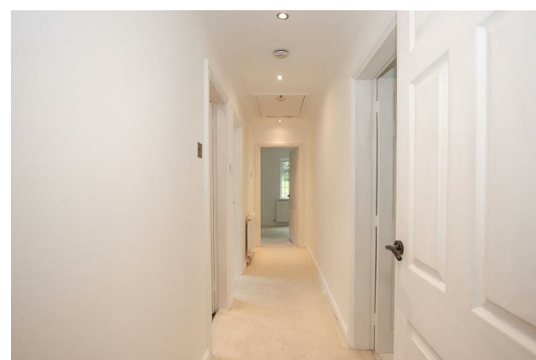
### **LOUNGE 4.80m x 3.76m (15'9" x 12'4")**

With Upvc double glazed window to front, Upvc double glazed window to side, coving to ceiling, eight spotlight fittings, battery and mains smoke alarm, engineered oak flooring, t.v. aerial connection point, power points, BT telephone point (Subject to usual transfer regulations), recessed fireplace with Dimplex log effect fire and access off to;



### **INNER HALL WAY**

With access to loft space with pull down ladder, coving to ceiling four spotlight fittings, smoke alarm, single panelled radiator and doors to rooms including;



**LOFT STORAGE 5.18m x 4.93m between purlins (17'0" x 16'2" between purlins )**

Providing potential for extension if required or simply as a very useful store. Upvc window overlooking the rear garden, electric lights etc. and door to further storage.



**BEDROOM ONE (REAR) "L"SHAPED 4.90m reducing to 2.95m x 5.26m reducing to 2.69m (16'1" reducing to 9'8" x 17'3" reducing to 8'10")**

With Upvc double glazed French doors to rear with inset lead pattern, Upvc double glazed window to side, coving to ceiling, ten spotlight fittings, built in double and single wardrobes providing ample hanging plus storage space etc., power points, three single panelled radiators, t.v. aerial connection point, BT telephone extension and access off to;





**FULLY TILED EN-SUITE 2.67m x 1.63m (8'9" x 5'4")**

With Upvc double glazed window to side with inset lead pattern four LED spotlight fittings, extractor fan, a built in suite comprising of dual flush w.c., porcelain sink unit with monobloc chrome mixer tap above plus storage units, walk in double shower enclosure with thermostatic direct flow shower, fully tiled in marble effect tiles with inset decorative mosaic border tile, granite effect tiled flooring and modern chrome towel radiator.



**BEDROOM TWO 2.90m x 2.72m (9'6" x 8'11")**

With Upvc double glazed window to side, coving to ceiling, four spotlight fittings, single panelled radiator, t.v. aerial connection point and power points.



**BEDROOM THREE 2.41m x 2.41m (7'11" x 7'11")**

With Upvc double glazed window to side with inset lead pattern, four spotlight fittings, coving, t.v. aerial connection point, single panelled radiator and power points.



**MASTER BATHROOM 2.39m x 2.39m (7'10" x 7'10")**

With Upvc double glazed window to side with inset lead pattern, coving to ceiling, five spotlight fitting, extractor fan, a built in suite comprising of dual flush w.c., vanity sink unit with monobloc chrome mixer tap above, built in bath unit with monobloc chrome mixer tap with shower attachment, built in storage unit, fully tiled in marble effect wall ceramics with inset decorative mosaic border tile, electric shaver socket, modern chrome towel radiator and granite effect tiled flooring.



EXTERNALLY





**FORE GARDEN**

Bounded by laurels and established hedges to borders, wrought iron electric gate provides vehicular access to the front of the property, lawn section with a wealth of mature shrubs to borders, brick paved driveway providing ample off road parking for four or so vehicles and access along both sides of the property to;





## REAR GARDEN

Bounded by concrete post and timber fencing along with established shrubs and plants to borders, flagged area providing ample patio space and sitting space etc., stone steps lead up to lawn section with a wealth of established shrubs to borders, external lighting and cold water tap.



## INTEGRAL GARAGE 5.26m x 3.96m (17'3" x 13'0")

Electrically operated up and over door to front, solid wood door and ample domestic storage space..

## Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshires leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

## MORTGAGE

Our mortgage advice is free of charge and our Financial Services Department specialises in arranging residential mortgages. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

## NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

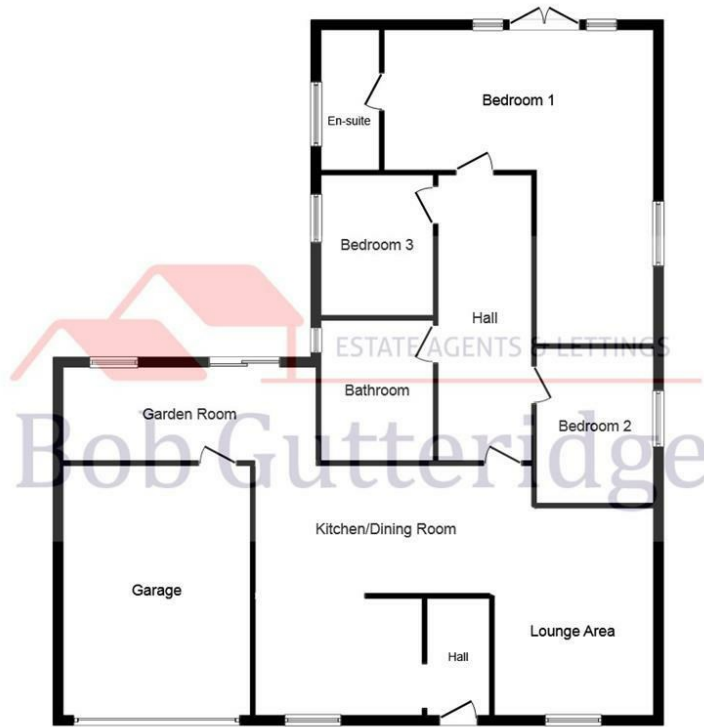
## SERVICES

Main services of gas, electricity water are connected.

\*\* Please note the sewage connection is a septic tank \*\*

## VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



## Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

### HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm