

## 12 Moss Rise, Clayton, Newcastle, Staffordshire, ST5 4DP



**Freehold Offers in excess of £340,000**

Bob Gutteridge Estate Agents are truly delighted to present to the market this beautifully maintained and thoughtfully extended detached family home, occupying an enviable plot within an attractive cul-de-sac setting, perfectly positioned near to open greenery. Offering exceptional kerb appeal and immaculately presented accommodation throughout, this is a home ideally suited to modern family living. The property enjoys a versatile and generously proportioned layout which, in brief, comprises of welcoming entrance hall, downstairs WC, spacious principal lounge, modern fitted kitchen/breakfast room and a dining room, ideal for growing families or those seeking flexible reception space. To the first floor are four generous family sized bedrooms together with a beautifully appointed contemporary bathroom suite. Externally, the property occupies a generous plot with ample off road parking, a detached brick garage and beautifully maintained gardens to both the front and rear elevations, creating ideal outdoor spaces for relaxation and entertaining alike. As you would expect, this desirable home benefits from the modern comforts of Upvc double glazing together with gas central heating. The location is equally impressive, being ideally placed for excellent commuter links via the A500 and M6, whilst also remaining within easy reach of local shops, schools and everyday amenities.

Viewing of this truly exceptional home is considered absolutely essential in order to fully appreciate the accommodation, plot and lifestyle on offer!

### **ENTRANCE HALLWAY 2.31m x 2.24m maximum (7'7" x 7'4" maximum)**

With Upvc double glazed frosted front access door, pendant light fitting, smoke alarm, double panelled radiator, power points, wood effect laminate flooring, stairs to first floor, and door leading off to;



**LOUNGE 5.11m x 3.30m (16'9" x 10'10")**

With Upvc double glazed bay window to front, pendant light fitting, wall mounted light fitting, double panelled radiator, feature hearth with timber surround and fitted gas fire, telephone line / ADSL connection point, TV aerial connection point, power points and door leading off to;



### **FITTED KITCHEN / BREAKFAST ROOM 4.47m x 2.79m (14'8" x 9'2")**

With Upvc double glazed rear access door, Upvc double glazed window to rear, two four-lamp spotlight fittings, double panelled radiator, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge worktop, built-in bowl and a half stainless steel sink unit with mixer tap above, built-in Hotpoint dual compartment oven with four ring Hotpoint ceramic hob above and extractor hood above, built-in wine cooler, integrated fridge and freezer, space for automatic washing machine, built-in boiler cupboard housing a Worcester gas boiler providing the domestic heating systems, access to understairs storage providing ample domestic storage space and door leading off to;



### **DINING ROOM 3.02m x 3.10m (9'11" x 10'2" )**

With Upvc double glazed windows to front and rear aspects, aluminium double glazed sliding doors to rear, pendant light fitting, single panelled radiator and power points.



## HALF BRICK & DOUBLE GLAZED CONSERVATORY 3.30m x 2.46m (10'10" x 8'1")

With double glazed windows to side and rear aspects, chandelier light fitting, timber glazed rear access door, wood effect laminate flooring and power points.



## GROUND FLOOR WC 1.57m x 0.89m (5'2" x 2'11")

With Upvc double glazed frosted window to side, enclosed light fitting, electricity consumer unit, wood effect laminate flooring, and a white suite comprising low level WC and ceramic hand wash basin.



## FIRST FLOOR LANDING 2.90m x 1.80m maximum (9'6" x 5'11" maximum)

With pendant light fitting, loft access, built-in airing cupboard housing hot water cylinder providing the domestic hot water systems, power points and doors leading off to;



### **BEDROOM ONE (FRONT) 4.06m x 2.57m (13'4" x 8'5")**

With Upvc double glazed window to front, five lamp spotlight fitting, single panelled radiator and power points.



### **BEDROOM TWO 3.12m x 3.02m (10'3" x 9'11")**

With Upvc double glazed windows to front and rear aspects, four lamp spotlight fitting, double panelled radiator, power points and wood laminate flooring.



### **BEDROOM THREE (REAR) 3.25m x 2.57m (10'8" x 8'5")**

With Upvc double glazed window to rear, three lamp spotlight fitting, single panelled radiator, wood laminate flooring and power points.



### **BEDROOM FOUR (FRONT) 1.80m x 2.62m (5'11" x 8'7")**

With Upvc double glazed window to front, three lamp light fitting, single panelled radiator and power points.



### **FIRST FLOOR BATHROOM 1.78m x 1.65m (5'10" x 5'5")**

With Upvc double glazed frosted window to rear, three lamp light fitting, extractor fan, a white suite comprising low level dual flush WC, vanity sink unit with mixer tap above, panel bath unit with mixer tap and separate shower attachment, Electric shower unit, chrome towel radiator, fully tiled in white ceramic wall tiling with decorative ceramic dado tiling and ceramic floor tiling.



### **EXTERNALLY**



**FRONT GARDEN**

Bounded by garden brick wall, concrete post and timber fencing with block paving and driveway providing parking for up to four vehicles, lawn, access to built-in meter cupboards housing gas and electric meters, timber rear access gates to both sides and access off to;



## ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing and mature border hedges with stone paving and patio area providing ample domestic patio and sitting space, generous lawn, timber built garden shed, outdoor tap and raised bedding planters.



## BRICK BUILT DETACHED GARAGE 7.16m x 3.20m (23'6" x 10'6")

With timber glazed window to side and metal up and over style door providing additional parking or ample domestic storage space.

## COUNCIL TAX

Band 'D' amount payable to Stafford Borough Council.

## Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's 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**

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. 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.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## **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 and drainage are connected.

## **VIEWING**

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



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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**HOURS OF OPENING**

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

