

11 Watlands Avenue, Wolstanton, Newcastle, Staffs, ST5 8AS



Freehold Offers in excess of £290,000

Bob Gutteridge Estate Agents are delighted to bring to the market this immaculately presented and up to date semi detached home situated in this ever popular Wolstanton village location which provides ease of access to local shops, schools and amenities as well as offering good road links to both the A34 & A500. The vendors of this home have gone through it with a fine toothcomb and the end products is something very desirable ! As you would expect this home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of storm porch, entrance hall, downstairs WC, bay fronted sitting room, separate living room, sun room, modern fitted kitchen and to the first floor are three generous bedrooms along with a four piece first floor bathroom. Externally this home offers beautifully manicured gardens to both front and rear along with off road parking and an attached brick garage. This home offers scope to convert the loft space in to additional living space (Subject to usual planning and building regulation consents). Viewing Of This Home Is A Must !

STORM PORCH

With Upvc double glazed frosted front access door with frosted double glazed units to sides, gas meter, Karndean flooring and part panelled part glazed front access door with inset lead pattern and stained glass leads off to;

ENTRANCE HALL

With glazed windows to front and skylights with inset lead pattern and stained glass, coving to ceiling, pendant light fitting, traditional style cast iron radiators, Karndean flooring, electric meter cupboard, thermostat for central heating system, stairs to first floor landing, power points and doors to rooms including;



GROUND FLOOR WC

With wall light fitting, a white suite comprising of low level WC, vanity sink unit with ceramic splashback tiling, modern chrome towel radiator and Karndean flooring.



LIVING ROOM 4.62m x 3.99m (15'2" x 13'1")

With Upvc double glazed bay window to front with lead pattern and stained glass to skylights, a feature fireplace with living flame coal effect gas fire, Karndean flooring, panelled radiator and power points.



SITTING ROOM 4.14m x 3.66m (13'7" x 12'0")

With Upvc double glazed French doors to rear, coving to ceiling, spotlight fittings, inset modern log effect gas fire, Karndean flooring, panelled radiator, power points and access off to;



SUN ROOM 3.20m x 2.59m (10'6" x 8'6")

With Upvc double glazed panels to sides and rear, Upvc double glazed French doors to rear, double panelled radiator, spotlight fittings, Karndean flooring and power points.



FITTED KITCHEN 5.28m x 2.67m (17'4" x 8'9")

With Upvc double glazed windows to side and rear aspects, Upvc double glazed door to side aspect, an excellent and extensive range of matching base and wall storage units with cupboards providing ample domestic cupboard and drawer space, plate and pan drawers, under cupboard lighting, work surfaces with inset single drainer ceramic sink unit with chrome mixer tap plus water filter tap, space for American style fridge/freezer, ample sockets with power and USB points, central heating radiator, plumbing for automatic washing machine, Hotpoint integrated dishwasher, Karndean flooring, part ceramic tiling to walls, spot lighting, Rangemaster range cooker with five ring gas hob with oven and grill, Lamona extractor hood above and an Ideal Vogue combination gas central heating boiler providing the domestic hot water and central heating systems.



FIRST FLOOR LANDING

With Upvc double glazed window to side aspect, power points and doors to rooms including;



BEDROOM ONE (REAR) 4.17m x3.05m to wardrobes (13'8" x10'0" to wardrobes)

With Upvc double glazed window to rear, coving to ceiling, spotlight fitting, panelled radiator, power points and built in double and single wardrobes providing ample domestic hanging space and storage space.



BEDROOM TWO (FRONT) 3.96m x 3.66m (13'0" x 12'0")

With Upvc double glazed window to front with inset lead pattern and stained glass to skylights, coving to ceiling, pendant light fitting, panelled radiator and power points.



BEDROOM THREE 2.90m x 2.77m (9'6" x 9'1")

With Upvc double glazed window to front with inset lead pattern and stained glass to skylights, panelled radiator and power points.



FIRST FLOOR BATHROOM 3.05m x 2.69m (10'0" x 8'10")

With Upvc double glazed windows to side and rear aspects, a luxury white suite comprising low level WC, vanity sink unit, separate shower compartment, panelled bath with centre mixer tap, spot lighting, vinyl flooring, extractor fan, heated towel radiator, wall cabinet and mirror and access to loft which has boarding, power and light.



EXTERNALLY



FORE GARDEN

Bounded by garden brick/block walls with double metal gates providing vehicular access to the front of the property, a block paved driveway provides off road parking, raised beds with established shrubbery adjoined by pathway and access to;



ATTACHED GARAGE 5.05m x 2.46m (16'7" x 8'1")

With electronic roller door, Upvc double glazed courtesy door accessing rear garden, power and lighting, part boarded loft area for additional storage.

REAR GARDEN

Your own little kingdom! A lovely enclosed area enjoying a good degree of privacy, patio areas, lawn section with well stocked and established beds and borders containing a variety of plants, shrubs and flowers, ornamental pond, external cold water supply, a beautiful, calming space for growing families, entertaining or simply sitting and relaxing!



COUNCIL TAX

Band 'C' amount payable to Newcastle under Lyme 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

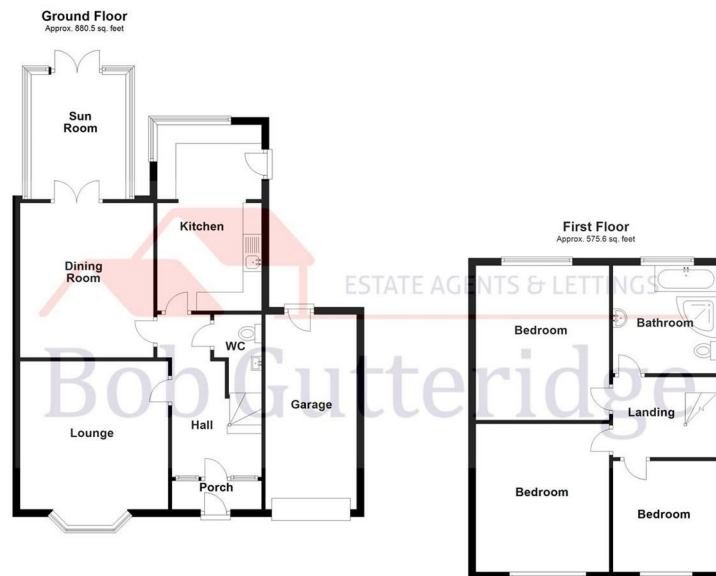
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



Plan produced by www.findpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



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

