

8 Winchester Drive, Westlands, Newcastle, Staffs, ST5 3JH

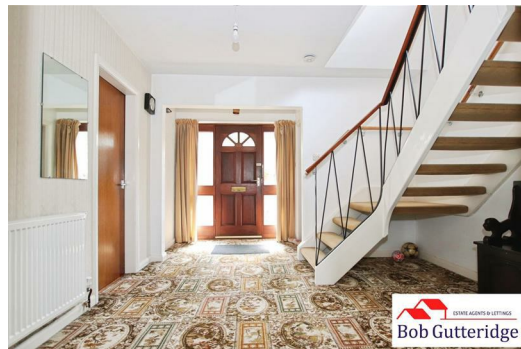


Freehold Offers in excess of £399,950

Bob Gutteridge Estate Agents are pleased to offer to the market this detached home situated on a 0.2 acre plot in this ever popular Westlands location. The property is enhanced with Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, spacious lounge / diner, fitted kitchen / breakfast room, downstairs WC, utility room and to the first floor are three bedrooms, a study and first floor bathroom with a separate WC. Externally the property offers a in and out driveway to the front along with an attached garage plus a carport and to the rear a desirable sized enclosed rear garden can be found. The location of this home is well placed for access to local shops, schools and amenities as well as offering good road links to the A53. Viewing Advised !

ENTRANCE HALL

With part panelled part frosted front access door with frosted panels to sides, smoke alarm, pendant light fitting, panelled radiator, power points, stairs to first floor landing and door leads off to;



CLOAK ROOM

With Upvc double glazed frosted window to front, pendant light fitting, electricity consumer unit, parquet flooring and door to garage.

OPEN PLAN LOUNGE / DINING ROOM 6.68m x 3.91m reducing to 3.45m (21'11" x 12'10" reducing to 11'4")

With Upvc double glazed window to front, aluminium double glazed sliding patio door to rear, coving to ceiling, two pendant light fittings, Virgin Media connection point (Subject to usual transfer regulations), double panelled radiator, single panelled radiator, marble fireplace with open grate and power points.



FITTED KITCHEN / BREAKFAST ROOM 2.97m x 3.61m (9'9" x 11'10")

With Upvc double glazed window to rear, enclosed light fitting, a range of base and wall mounted textured storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in wood effect with built in stainless steel sink unit with mixer above, space for freestanding electric cooker, integrated dishwasher, space for under counter fridge, ceramic wall tiling, extractor fan, power points and door to a built in boiler cupboard housing a Valliant gas boiler providing the domestic hot water and central heating systems.



INNER PASSAGE

With part panelled part frosted side access door, ceramic wall/floor tiling and door leads off to;

DOWNSTAIRS WC 1.40m x 0.76m (4'7" x 2'6")

With frosted glazed window to side, pendant light fitting, a white low level WC, ceramic wall and floor tiling.



UTILITY ROOM 4.27m x 2.57m (14'0" x 8'5")

With Upvc double glazed window to rear, panelled rear access door, enclosed light fitting, wall heater, base mounted storage cupboards, square edge work surface with built in Belfast sink unit with taps above, plumbing for automatic washing machine, space for condenser dryer, panelled radiator and power points.



FIRST FLOOR LANDING

With Upvc double glazed window to side, two pendant light fittings, access to loft space, panelled radiator and door to built in airing. Doors to rooms including;

BEDROOM ONE (L-SHAPED) 3.12m x 3.48m reducing to 2.03m (10'3" x 11'5" reducing to 6'8")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, power points and sliding wardrobe door reveals built in wardrobe providing ample domestic hanging space and storage space.



BEDROOM TWO 3.94m x 2.90m (12'11" x 9'6")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, power points and sliding wardrobe door reveals built in wardrobes providing ample domestic hanging space and storage space.



BEDROOM THREE 3.12m x 3.45m (10'3" x 11'4")

With Upvc double glazed window to rear, pendant light fitting, two wall light fittings, BT telephone extension, panelled radiator, power points and built in wardrobes providing ample domestic hanging space and storage space.



STUDY 1.50m x 1.65m (4'11" x 5'5")

With Upvc double glazed window to rear, pendant light fitting and ample domestic shelving and storage space.



FIRST FLOOR WC 1.57m x 0.86m (5'2" x 2'10")

With Upvc double glazed frosted window to side, pendant light fitting, fully tiled in high glazed wall ceramics with inset random pattern tile, a low level WC and vinyl cushion flooring.



FIRST FLOOR BATHROOM 2.64m x 3.25m maximum (8'8" x 10'8" maximum)

With Upvc double glazed frosted window to rear, enclosed light fitting, a coloured suite comprising of pedestal sink unit, panelled bath unit with thermostatic shower above, ceramic wall tiling with inset random pattern tile, vinyl cushion flooring and panelled radiator.



EXTERNALLY

FORE GARDEN

Bounded by concrete post and timber fencing along with mature hedges to borders, an in and out driveway providing of road parking, raised beds with mature shrubs and access leads off to;

REAR GARDEN

Bounded by concrete post and timber fencing along with mature hedges, a paved area provides ample patio and sitting space, tiered down to a lawn section with a wealth of mature shrubs and plants to borders.



GARAGE 5.23m x 2.77m (17'2" x 9'1")

With double glazed frosted window to side and electric doors.

CARPORT 5.44m x 2.77m (17'10" x 9'1")

COUNCIL TAX

Band 'E' 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.



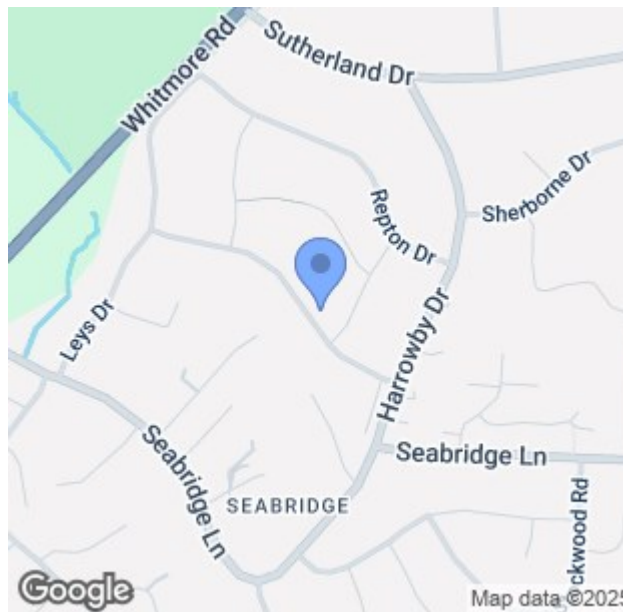
Ground Floor



First Floor

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

 **Bob Gutteridge**
ESTATE AGENTS & LETTINGS



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

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

