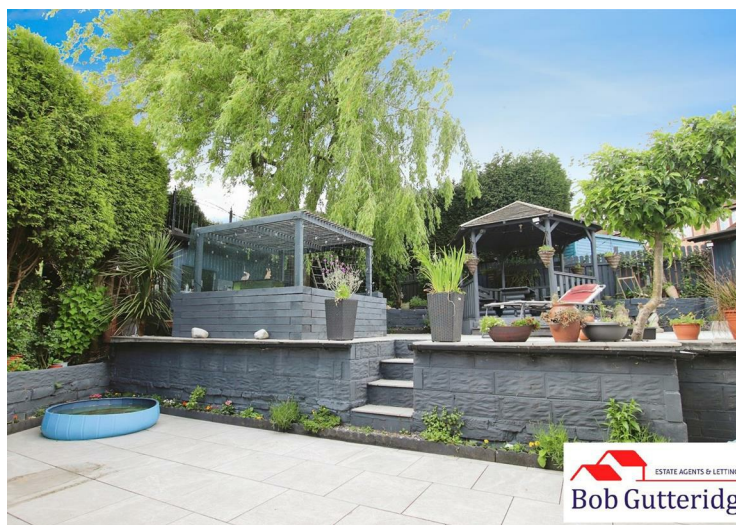
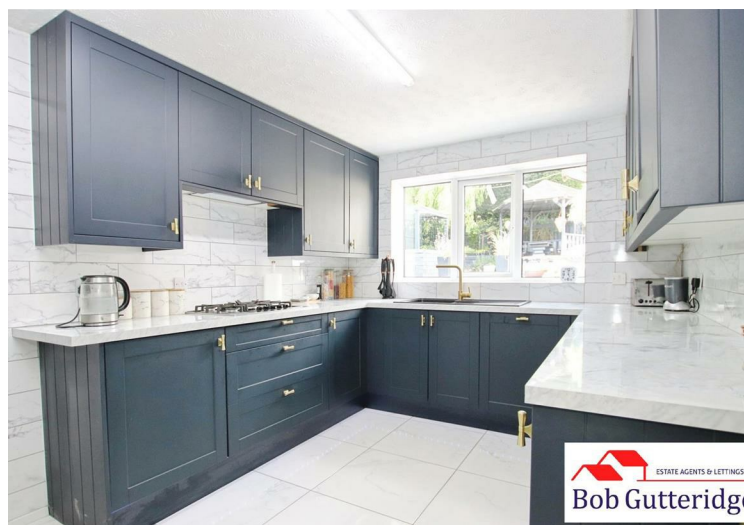


10 Langley Close, Waterhayes, Newcastle, Staffs, ST5 7UE

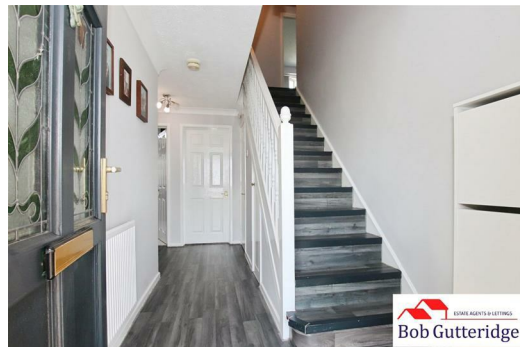


Freehold Offers in excess of £325,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable modern day detached home situated on a generous corner plot which offers ample off road parking along with a desirable landscaped rear garden. The location of this home is ideal to access local shops, schools and amenities as well as offering good road links to the A34 and A500. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combi central heating system and in brief the accommodation comprises of entrance hall, lounge, separate dining room, beautiful modern fitted kitchen, separate utility room, downstairs WC and to the first floor are four generous bedrooms along with a first floor luxury bathroom and En-suite shower room. As aforementioned this property sits on a desirable plot which offers ample off road parking to the front along with landscaped rear garden offering a variety of patio and sitting areas which also offers a high degree of privacy. Viewing of this home is considered a must!

ENTRANCE HALL

With Upvc double glazed frosted front access door with inset lead pattern and stained glass, artex to ceiling, coving, two x three lamp light fittings, battery/mains smoke alarm, modern grey wood effect laminate flooring, door to under stairs storage cupboard, stairs to first floor landing, panelled radiator and door leads off to;



DOWNSTAIRS WC 1.47m x 0.79m (4'10" x 2'7")

With artex to ceiling, enclosed light fitting, ceramic half wall tiling, a white suite comprising built in dual flush WC, vanity sink unit with chrome mixer tap above, ceramic tiled flooring and panelled radiator.



LOUNGE 4.24m reducing to 3.45m x 4.47m (13'11" reducing to 11'4" x 14'8")

With Upvc double glazed patio doors to rear with inset lead pattern, two Upvc double glazed frosted windows to side, artex to ceiling, coving, two x three lamp light fittings, modern grey wood effect laminate flooring, feature fireplace with marble hearth inset along with coal effect living flame gas fire, Sky+HD connection point (subject to usual transfer regulations), TV aerial socket, double panelled radiator, power points and access leads off to;



UPVC DOUBLE GLAZED CONSERVATORY 3.78m x 4.11m (12'5" x 13'6")

With Upvc double glazed panels to sides and rear aspects with inset lead pattern and stained glass to skylight, pendant light fitting, modern grey wood effect laminate flooring and two power points.



DINING ROOM 3.89m x 2.82m (12'9" x 9'3")

With Upvc double glazed bay window to front, two Upvc double glazed frosted windows to side, artex to ceiling, coving, pendant light fitting, panelled radiator, BT telephone point (subject to usual transfer regulations), modern grey laminate flooring and power points.



LUXURY FITTED KITCHEN 3.71m plus recess x 2.77m (12'2" plus recess x 9'1")

With Upvc double glazed window to rear, artex to ceiling, two LED light strips, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, square edge work surface in marble effect with built in plasticised bowl and a half sink unit with mixer tap above, ceramic wall tiling, ceramic floor tiling in marble effect, integrated fridge/freezer, integrated microwave with fan assisted oven beneath, built in five ring brushed stainless steel gas hob unit with extractor hood above, kick board LED lighting, modern vertical radiator and power points. Upvc double glazed frosted side access door leads off to;



UTILITY 4.83m x 3.63m reducing to 2.06m (15'10" x 11'11" reducing to 6'9")

With Upvc double glazed French doors to front, Upvc double glazed frosted rear access door, two Upvc double glazed windows to rear, five LED light fittings, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, square edge work surface in marble effect with marble effect aqua boarding to walls and ceiling, ceramic tiled flooring in marble effect, plumbing for automatic washing machine, space for condenser dryer, space for dishwasher, plumbing for American fridge/freezer and power points.



FIRST FLOOR LANDING

With pendant light fitting, access to loft space, modern grey wood effect flooring, panelled radiator, door to built in airing cupboard and doors to rooms including;



BEDROOM ONE (FRONT) 3.76m plus recess x 3.25m (12'4" plus recess x 10'8")

With two Upvc double glazed windows to front, artex to ceiling, pendant light fitting, panelled radiator, modern grey wood effect laminate flooring, power points, sliding mirror wardrobe doors reveal built in wardrobes providing ample domestic hanging and storage space etc, TV aerial connection point, door to built in store and access to;



EN-SUITE SHOWER ROOM 2.46m x 1.32m (8'1" x 4'4")

With Upvc double glazed frosted window to front, artex to ceiling, enclosed light fitting, extractor fan, ceramic half wall tiling in marble effect, a built in suite comprising of low level dual flush WC, vanity sink unit with Monobloc chrome mixer tap above, walk in shower enclosure with thermostatic direct flow shower with separate hair attachment, panelled radiator and marble effect tiled flooring.



BEDROOM TWO 3.78m x 2.54m (12'5" x 8'4")

With Upvc double glazed windows to rear, artex to ceiling, pendant light fitting, panelled radiator, modern grey wood effect flooring, TV aerial connection point, power points and built in double wardrobe providing ample domestic hanging and storage space etc.



BEDROOM FOUR 2.87m x 2.13m (9'5" x 7'0")

With Upvc double glazed windows to rear, artex to ceiling, pendant light fitting, panelled radiator, modern grey wood effect laminate flooring, power points and sliding wardrobe door reveals built in wardrobe providing ample domestic hanging and storage space etc.



BEDROOM THREE 3.07m x 2.54m (10'1" x 8'4")

With Upvc double glazed windows to rear, artex to ceiling, pendant light fitting, panelled radiator, modern grey wood effect flooring, power points and TV aerial connection point, walk in shower enclosure with spotlight fitting, with extractor light and electric shower.



FIRST FLOOR FAMILY BATHROOM 2.46m x 1.65m (8'1" X 5'5")

With Upvc double glazed frosted window to side, artex to ceiling, enclosed light fitting, extractor fan, fully tiled in marble effect wall ceramics, marble effect tiled flooring, panelled radiator, a white suite comprising of low level dual flush WC, vanity sink unit with chrome waterfall mixer tap above, "L" shaped bath/shower unit with thermostatic direct flow shower with separate hair attachment and wall mounted TV.



EXTERNALLY

FORE GARDEN

Bounded by timber post and timber fencing with mature hedges to border, a block paved driveway provides off road parking to the front of the property for several vehicles, external lighting and access alongside the property to;



ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing along with garden brick walls with porcelain tiled area providing ample domestic patio and sitting space, external cold water supply, raised beds and steps lead up to a further expansive porcelain paved area providing a further patio and sitting space, garden pergola with TV aerial connection and power points, feature pond plus access off to;



HOME OFFICE 5.00m x 2.41m (16'5" x 7'11")

With Upvc double glazed patio doors to front with double glazed panels to sides, electricity consumer unit, strip LED light fitting, power points, vinyl cushion flooring and a Worcester combination boiler provides domestic hot water and central heating systems.

HOME BAR 2.97m x 2.74m maximum (9'9" x 9'0" maximum)

With Upvc double glazed window to side, power supply connected with florescent tube light fitting, tile effect flooring, stainless steel work benches and power points.



STORE ONE 2.84m x 3.43m (9'4" x 11'3")

With timber access door, power supply connected, florescent tube light fitting and ample domestic external storage space;



STORE TWO 2.16m x 1.98m (7'1" x 6'6")

With pendant light fitting, power supply connected and ample domestic storage space.

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

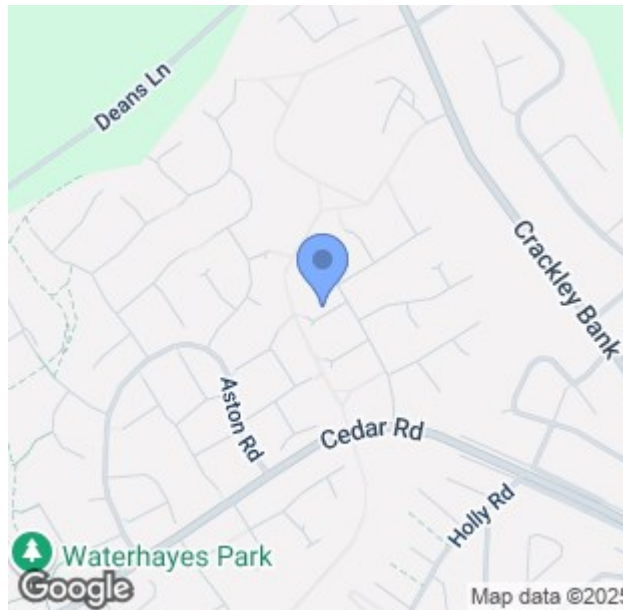
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

10 Langley Close, Newcastle, ST5 7UE



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	57 D	
39-54	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



 **Bob Gutteridge**
ESTATE AGENTS & LETTINGS