

22 Willard Close, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7NB



Freehold £320,000

Bob Gutteridge Estate Agents are pleased to bring to the market this well-presented four-bedroom detached home, situated in this desirable Chesterton location, which provides easy access to local shops, schools and amenities, whilst also offering good road links to both the A34 and A500. As you would expect, this attractive property benefits from the modern-day comforts of gas central heating, together with Upvc double glazing, and in brief the accommodation comprises entrance hall, ground floor WC, bay-fronted lounge, fitted kitchen/diner and utility room. To the first floor are four generous-sized bedrooms, with one benefiting from an en-suite shower room, together with a first-floor family bathroom. Externally, the property offers gardens to both the front and rear, with a driveway providing parking for up to three vehicles. To the rear is a generous-sized garden, whilst there is also an integral garage providing additional storage space and/or parking for one vehicle.

Offering spacious and well-planned family accommodation, together with generous parking, an integral garage and a desirable Chesterton location, this impressive detached home is sure to attract considerable interest.

Viewing of This Property is Highly Recommended !

ENTRANCE HALLWAY 3.07m x 2.08m (10'1" x 6'10")

With double glazed frosted front access door, pendant light fitting, smoke alarm, double panelled radiator, built-in storage cupboard providing ample domestic storage space, power points, wood effect flooring and doors leading off to;



GROUND FLOOR WC 1.88m x 0.89m (6'2" x 2'11")

With Upvc double glazed frosted window to front, two spotlight fittings, extractor fan, single panelled radiator, a white suite comprising low level dual flush WC and pedestal sink unit with mixer tap above, white ceramic splashback tiling and wood effect flooring.



BAY-FRONTED LOUNGE 3.96m x 4.17m (13' x 13'8")

With Upvc double glazed bay window to front, Upvc double glazed window to side, double panelled radiator, pendant light fitting, smoke alarm, wall-mounted thermostat, TV aerial connection point, phone line connection point and Virgin Media connection point (subject to usual transfer regulations), power points, and wood effect flooring.



FITTED KITCHEN / DINER 6.48m x 2.87m (21'3" x 9'5")

With Upvc double glazed French opening doors to rear, Upvc double glazed window to rear, nine spotlight fittings, smoke alarm, double panelled radiator, a range of base and wall-mounted kitchen storage cupboards providing ample domestic cupboard and drawer space, worktops, built-in stainless steel bowl and a half sink unit with mixer tap above, built-in hisense dual compartment oven with four-ring gas hob and extractor hood above, integrated fridge/freezer, integrated dishwasher, power points, ceramic splashback tiling, ceramic floor tiling and door leading off to;



UTILITY ROOM 2.06m x 1.45m (6'9" x 4'9")

With Upvc double glazed frosted side access door, pendant light fitting, single panelled radiator, a range of base and wall-mounted kitchen storage cupboards providing ample domestic storage space, round-edge worktop, built-in stainless steel sink unit, great ceramic splashback tiling, space for automatic washing machine, space for automatic dryer, power points, ceramic tiled flooring and a built-in boiler cupboard housing a Glow-worm Ultracom hxi gas boiler providing the domestic heating system.



FIRST FLOOR LANDING 4.17m x 3.00m maximum (13'8" x 9'10" maximum)

With Upvc double glazed window to front, pendant light fitting, smoke alarm, loft access, double panelled radiator, airing cupboard providing ample storage space and housing water cylinder which provides the domestic hot water system and doors leading off to;



BEDROOM ONE (FRONT) 3.61m x 4.17m maximum (11'10" x 13'8" maximum)

With Upvc double glazed windows to front and side aspects, pendant light fitting, double panelled radiator, phone line connection point, power points, built-in wardrobes providing ample domestic storage space and door leading off to;



EN-SUITE SHOWER ROOM 1.45m x 2.06m maximum (4'9" x 6'9" maximum)

With Upvc double glazed frosted window to side, three spotlight fittings, single panelled radiator, extractor fan, a white suite comprising low level dual flush WC and pedestal sink unit with mixer tap above, walk-in glazed shower enclosure with thermostatic direct-flow shower unit, white ceramic splashback tiling, tile effect vinyl cushion flooring and a dual voltage shaver socket.



BEDROOM TWO (REAR) 2.84m x 2.95m plus recess for door (9'4" x 9'8" plus recess for door)

With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, TV aerial connection point, power points, and built-in wardrobes providing ample domestic storage space.



BEDROOM THREE (REAR) 2.64m x 2.95m plus recess for door (8'8" x 9'8" plus recess for door)

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator, TV aerial connection point, power points and built-in wardrobes providing ample domestic storage space.



BEDROOM FOUR (FRONT) 3.35m x 2.01m (11' x 6'7")

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



FIRST FLOOR FAMILY BATHROOM 2.08m x 1.85m (6'10" x 6'1")

With Upvc double glazed frosted window to rear, four spotlight fittings, extractor fan, single panelled radiator, a white suite comprising low level dual flush WC, pedestal sink unit with mixer tap above, panelled bath unit with mixer tap above and separate thermostatic direct-flow shower unit, white ceramic splashback tiling and tile effect vinyl cushion flooring.



EXTERNALLY

FOREGARDEN

Bounded by garden brick wall, metal fencing with stone flag paving and driveway parking for up to three vehicles, with access off to;



INTEGRAL SINGLE GARAGE 4.93m x 2.41m (16'2" x 7'11")

With metallic roller-style garage door, double glazed frosted rear access door, pendant light fitting, electricity consumer unit, ample domestic storage space and/or parking for one vehicle.

ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing with stone flag paving and patio area providing ample domestic patio and sitting space, built-in meter cupboard housing electricity meter, timber front access gate, outdoor tap, generous lawn, border garden bedding and a timber gate providing access off to tiered rear garden area with timber decked garden area and a timber-built garden shed providing ample domestic storage space.



COUNCIL TAX

Band 'D' amount payable to Newcastle-under-Lyme Borough Council.

Looking To Sell Your Home?

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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

Total floor area: 132.1 sq.m. (1,422 sq.ft.)

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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		78 C	88 B

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HOURS OF OPENING

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

