

12 Bargrave Drive, Bradwell, Newcastle, Staffs, ST5 8RS



Freehold Offers in excess of £249,950

Bob Gutteridge Estate Agents are delighted to present to the market this attractive modern detached bungalow, occupying an enviable plot with beautifully maintained gardens to the front, side and rear, together with ample off-road parking and a detached double brick garage. Well presented throughout, the property benefits from the modern comforts of Upvc double glazing and gas-fired combination central heating. The well-planned accommodation comprises a welcoming storm porch, entrance hall, spacious lounge/dining room, fitted kitchen, two generous double bedrooms and a contemporary shower room. Situated in a pleasant cul-de-sac within the ever-popular area of Bradwell, the property enjoys convenient access to a wide range of local shops, schools and everyday amenities, whilst excellent road links to the A34 and A500 make commuting straightforward. Offering spacious accommodation, excellent outdoor space and a highly sought-after location, this delightful bungalow is sure to appeal to a variety of purchasers. An early viewing is highly recommended to fully appreciate everything this wonderful home has to offer !

STORM PORCH

With Upvc double glazed French doors to front, Upvc double glazed panels to sides, quarry tiled flooring, external power point and part panelled part glazed door with inset lead pattern and stained glass leads off to;

ENTRANCE HALL

With pendant light fitting, coving to ceiling, panelled radiator, power point and door leading off to;



LOUNGE / DINING ROOM 5.66m x 3.71m (18'7" x 12'2")

With Upvc double glazed windows to front and side aspects, two pendant light fittings, two decorative ceiling roses, artex to ceiling, coving, two wall light fittings, TV aerial connection point, BT telephone point (Subject to usual transfer regulations), two panelled radiators, power points, feature fireplace with ceramic tiled inset plus living flame coal effect gas fire and door leads off to;



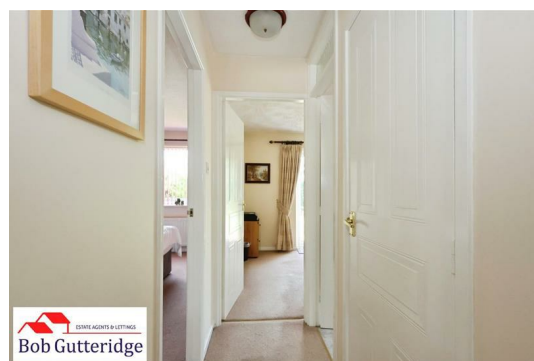
FITTED KITCHEN 3.76m x 2.21m (12'4" x 7'3")

With Upvc double glazed window to side, Upvc double glazed side access door, LED strip light fitting, a range of base and wall mounted wood effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with mixer tap above, built in four ring brushed stainless steel gas hob unit with oven beneath plus extractor hood above, plumbing for automatic washing machine, integrated fridge/freezer, ceramic wall tiling, ceramic tiled flooring, panelled radiator, power points and a Vaillant gas combination boiler providing the domestic hot water and central heating systems.



INNER HALLWAY

With pendant light fitting, access to loft space, door to built in airing cupboard and doors to rooms including;



BEDROOM ONE 4.72m into wardrobe x 2.69m (15'6" into wardrobe x 8'10")

With Upvc double glazed window to rear, decorative ceiling rose, pendant light fitting, panelled radiator, power points and built in wardrobes providing ample domestic hanging space and storage space.



BEDROOM TWO 3.25m x 2.74m (10'8" x 9'0")

With Upvc double glazed patio doors to rear, decorative ceiling rose, pendant light fitting, panelled radiator and power points.



SHOWER ROOM 2.31m into door recess x 1.93m (7'7" into door recess x 6'4")

With Upvc double glazed frosted window to side, electric shaver socket, a built in white suite comprising of dual flush WC, vanity sink unit with chrome mixer tap above, corner glazed shower cubicle with shower, ceramic wall tiling with decorative border tile and panelled radiator.



FORE GARDEN

With a resin driveway with block paving to borders providing ample off road parking, lawn section paved pathways and access alongside the property via a timber gate to;



SIDE GARDEN

With timber post and timber fencing to border, resin pathways and seating area with mature shrubs to border and access to;



REAR GARDEN

Bounded by concrete post and timber fencing, a resin patio area provides ample patio and sitting space, lawn section with a wealth of mature shrubs and plants to borders and access to;



GARDEN SHED 1.83m x 1.98m (6'0" x 6'6")

With timber side access door, electricity supply connected with lighting and power.

DETACHED BRICK DOUBLE GARAGE 5.33m x 5.33m (17'6" x 17'6")

With two electric up and over doors, power supply connected with power points and lighting.



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.



Floor Plan

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



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

