

4 St. Lucys Drive, Porthill, Newcastle, Staffordshire, ST5 8NP



Freehold £299,950

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable detached home situated in a pleasant residential cul de sac in Porthill which provides ease of access to local shops, schools and amenities as well as offering good road links to the A34 & A500. This home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance hall, through lounge, modern fitted kitchen/dining room, utility cupboard, ground floor bedroom four, bathroom and to the first floor are three generous bedrooms along with a first floor shower room. Externally the property is set on a pleasant plot with gardens to front and rear along with off road parking and an integral garage. Viewing Advised !

ENTRANCE HALL

With Upvc double glazed frosted front access door with inset lead pattern and stained glass, two pendant light fittings, smoke alarm, panelled radiator, stairs to first floor landing, door to under stairs storage and doors to rooms including;

THROUGH LOUNGE 6.12m x 3.28m (20'1" x 10'9")

With Upvc double glazed window to front, Upvc double glazed double patio doors to rear, coving to ceiling, two pendant light fittings, two panelled radiators, feature fireplace with built in electric pebble effect fire, TV aerial connection, Sky-Q connection point (Subject to usual transfer regulations) and power points.



FITTED KITCHEN / DINING ROOM 4.90m x 3.33m (16'1" x 10'11")

With Upvc double glazed window to rear, Upvc double glazed frosted side access door, spotlight fittings, a range of base and wall mounted high gloss cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built in four Neff electric hob unit with extractor hood above, integrated oven with grill above plus microwave, space for fridge/freezer, ceramic splashback tiling, vinyl cushion flooring, double panelled radiator, power points and door to built in utility cupboard with Upvc double glazed window to rear, pendant light fitting, plumbing for automatic washing machine, space for stacked condenser dryer and power points.



BATHROOM 3.02m x 2.03m (9'11" x 6'8")

With Upvc double glazed frosted window to rear, six spotlight fittings, extractor fan, a white five piece suite comprising of low level WC, bidet , pedestal sink unit with mixer tap above, panelled bath unit with mixer tap above, corner glazed shower cubicle with thermostatic direct flow shower, half wall tiling with decorative mosaic border tile, ceramic tiled flooring and modern chrome towel radiator.



BEDROOM FOUR / SITTING ROOM 2.62m to wardrobe frontage x 2.36m (8'7" to wardrobe frontage x 7'9")

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



FIRST FLOOR LANDING

With pendant light fitting and doors to rooms including;



BEDROOM ONE (FRONT) 3.81m x 3.00m (12'6" x 9'10")

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



BEDROOM TWO (REAR) 3.02m x 3.12m (9'11" x 10'3")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points, Virgin Media connection point (Subject to usual transfer regulations) and built in wardrobes providing ample domestic hanging space and storage space etc..



BEDROOM THREE (FRONT) 4.75m x 2.34m (15'7" x 7'8")

With Upvc double glazed window to front, access to loft space, six spotlight fittings, power points, panelled radiator and door to built in storage cupboard.



FIRST FLOOR SHOWER ROOM 3.66m x 2.34m (12'0" x 7'8")

With Upvc double glazed frosted window to rear, extractor fan, six spotlight fittings, a white four piece suite comprising of low level WC, pedestal sink unit with taps above, bidet, walk in double shower with thermostatic direct flow shower, fully tiled in wall ceramics with inset mosaic border tile, vinyl cushion flooring, modern chrome towel radiator and two built in storage cupboards.



EXTERNALLY



FORE GARDEN

With a lawn section to frontage, a double tarmac driveway allowing for off road parking with steps leading to the front of the property, external lighting and access alongside the property to;

REAR GARDEN

Bounded by concrete/timber post and timber fencing, an expansive timber decked area provides ample patio and sitting space, tiered up with a lawn section, external lighting and access alongside both sides of the property.



INTEGRAL GARAGE 4.88m x 3.05m (16'0" x 10'0")

With Light and power supply, wall mounted condensing combination boiler providing the domestic hot water and central heating systems.

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

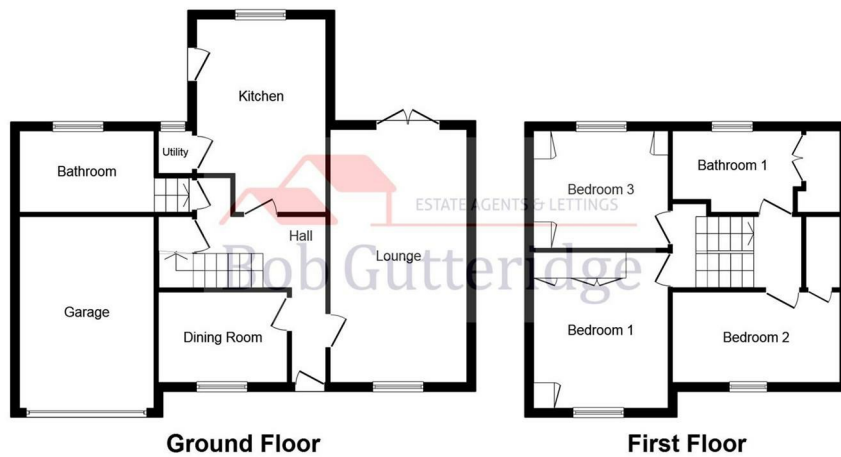
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

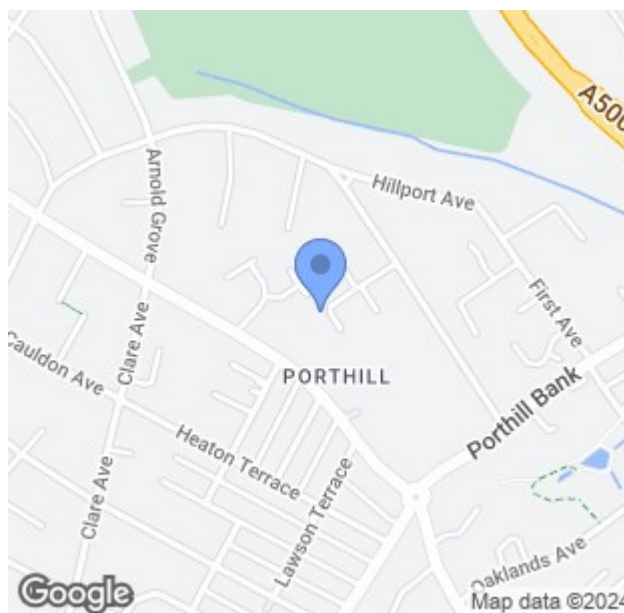
Main services of gas, electricity, water and drainage are connected.

VIEWING

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



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	76 C
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

