

## 32 Walleys Drive, May Bank, Newcastle, Staffs, ST5 0NG



**Freehold Offers in excess of £320,000**

Bob Gutteridge Estate Agents are proud to present this beautifully maintained and thoughtfully extended traditional semi-detached home, occupying a highly desirable position within the ever-popular May Bank area. Perfectly placed for families and commuters alike, the property enjoys easy access to well-regarded local schools, nearby shops and everyday amenities, along with excellent road links to the A500 — making it ideal for those needing convenient travel connections without compromising on a peaceful residential setting. From the moment you step inside, the quality and care invested in this home is immediately apparent. The welcoming storm porch opens into a bright entrance hall with useful downstairs WC, leading through to a charming bay-fronted lounge — a cosy yet elegant space ideal for relaxing evenings. A separate sitting room provides flexibility for growing families, home working or play space. To the rear, the heart of the home awaits — a stunning fitted kitchen/dining room, beautifully designed to create a sociable and functional family space. Perfect for entertaining, family meals or morning coffee, this area is further complemented by a practical utility room. To the first floor are three generously sized bedrooms, offering comfortable accommodation throughout, alongside a luxurious fully tiled family bathroom finished to an excellent standard. Externally, the property continues to impress with well-maintained gardens to both front and rear — ideal for outdoor entertaining or children at play — together with the added benefit of an attached brick garage. Further benefits include UPVC double glazing and gas combination central heating for modern day comfort and efficiency. Offered to the market with the significant advantage of no vendor chain, this truly wonderful home is ready for its next chapter. Early viewing is strongly recommended to fully appreciate the space, presentation and location on offer.

## STORM PORCH

With Upvc double glazed double doors to the front incorporating double glazed units to the sides and skylight above, Original Minton tiled flooring and a part panelled part frosted glazed front access door with inset lead pattern and stained glass leads off to;

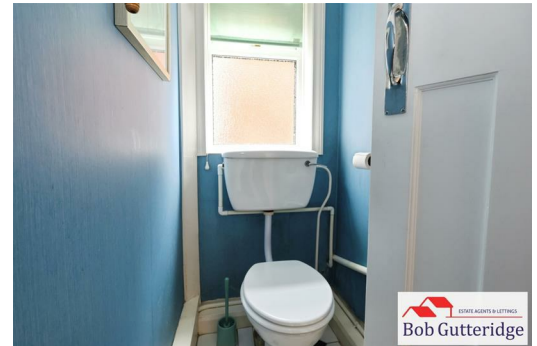
## ENTRANCE HALL

With original frosted glazed lead pattern and stained glass windows to the front with skylights above, pendant light fitting, decorative picture rail, coving to ceiling, wood panelling to the walls, panelled radiator, BT telephone point (subject to usual transfer regulations), power points, oak-effect flooring, smoke alarm, stairs to the first floor landing and doors leading off to rooms including;



## DOWNSTAIRS WC 1.50m x 0.91m (4'11" x 3'0")

With Upvc double glazed frosted window to the side, enclosed light fitting, textured ceiling, a grey suite comprising low level WC, wall mounted sink unit with taps above, ceramic splashback tiling and ceramic tiled flooring.



### **BAY FRONTED LOUNGE 4.80m x 3.48m (15'9" x 11'5")**

With Upvc double glazed bay window to the front featuring inset lead pattern and stained glass to skylights, coving to ceiling, decorative picture rail, panelled radiator, TV aerial connection point, feature marble fireplace with built-in living flame coal effect gas fire and power points.



### **SITTING ROOM 4.70m x 3.48m (15'5" x 11'5")**

With Upvc double glazed bay window to the rear incorporating inset French doors with Georgian pattern, coving to ceiling, decorative picture rail, pendant light fitting, feature stone fireplace with built-in living flame coal effect gas fire, TV aerial connection point, double panelled radiator and power points.



**FITTED KITCHEN / DINING ROOM 5.31m reducing in kitchen to 2.24m x 3.86m reduc (17'5" reducing in kitchen to 7'4" x 12'8" reducing)**

With Upvc double glazed windows to the rear and side aspects, coving to ceiling, pendant light fitting, five spotlight fittings, heat detector, fitted with a range of base and wall mounted shaker oak storage cupboards providing ample cupboard and drawer space, granite work surfaces with matching upstands, built-in resin one and a half bowl sink unit with chrome mixer tap above, built-in four ring electric Bosch ceramic hob unit with extractor hood above, integrated Bosch fan assisted oven with grill, integrated fridge/freezer, integrated Bosch dishwasher, Amtico flooring, panelled radiator and power points. Door leading off to:



**UTILITY ROOM 2.11m x 1.98m + recess (6'11" x 6'6" + recess)**

With Upvc double glazed rear access door, Upvc double glazed window to the rear, Manrose extractor fan, pendant light fitting, smoke alarm, access to service hatch, plumbing for automatic washing machine, space for condenser dryer, space for fridge/freezer, Amtico flooring and power points. Door leading off to:



## **GARAGE 4.90m x 2.54m (16'1" x 8'4")**

With electric roller door to frontage, fluorescent tube light fitting ceramic tiled flooring, Upvc double glazed frosted window to the side, Upvc double glazed frosted side access door, power points and a Worcester gas combination boiler providing the domestic hot water and central heating systems.

## **FIRST FLOOR LANDING**

With original frosted glazed window to the side incorporating inset lead pattern and stained glass, pendant light fitting, access to loft space, smoke alarm, decorative picture rail and doors leading off to rooms including;



**BEDROOM ONE (FRONT) 4.90m into bay x 3.48m (16'1" into bay x 11'5")**

With Upvc double glazed bay window to the front featuring inset lead pattern and stained glass to skylights, coving to ceiling, decorative picture rail, two pendant light fittings, panelled radiator, feature ceramic tiled fireplace and power points.



**BEDROOM TWO (REAR) 3.89m x 3.45m (12'9" x 11'4")**

With Upvc double glazed window to the rear, coving to ceiling, two pendant light fittings, decorative picture rail, wood effect laminate flooring and power points.



### **BEDROOM THREE (FRONT) 2.72m x 2.74m reducing to 2.16m (8'11" x 9'0" reducing to 7'1")**

With Upvc double glazed window to the front featuring inset lead pattern and stained glass to skylights, coving to ceiling, pendant light fitting, panelled radiator and power points. Door to built-in storage cupboard providing ample shelving and storage space.



### **LUXURY FOUR PIECE BATHROOM 2.67m x 2.67m (8'9" x 8'9")**

With Upvc double glazed frosted window to the side, enclosed light fitting, fully tiled in high gloss wall ceramics with decorative border tile, ceramic tiled flooring, a white suite comprising low level WC, pedestal sink unit with chrome taps above, panelled bath with chrome taps above, corner glazed shower cubicle with thermostatic shower and a modern chrome towel radiator.



### **EXTERNALLY**

#### **FORE GARDEN**

Bounded by garden brick walls with a tarmac driveway providing off-road parking. Mature shrubs to borders together with decorative metalwork.



## ENCLOSED REAR GARDEN

Bounded by brick/block walls together with concrete posts and timber fencing, a paved patio and seating area leading to a lawn section with a wealth of mature shrubs and plants to borders. Access to timber garden shed providing ample external storage space plus a former air raid shelter.



## 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.

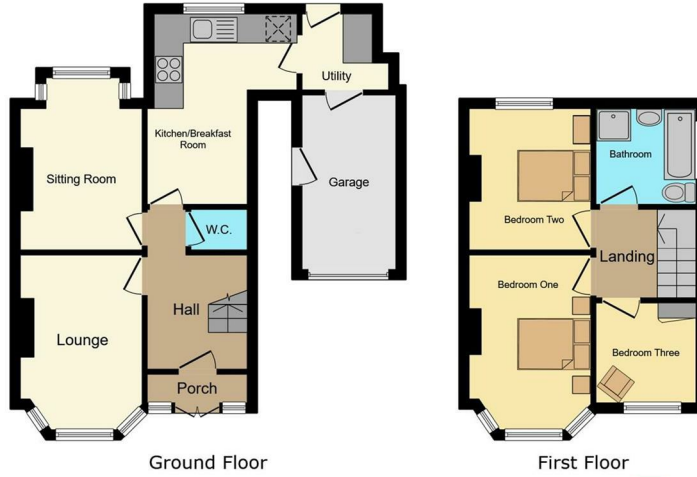
**SERVICES**

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

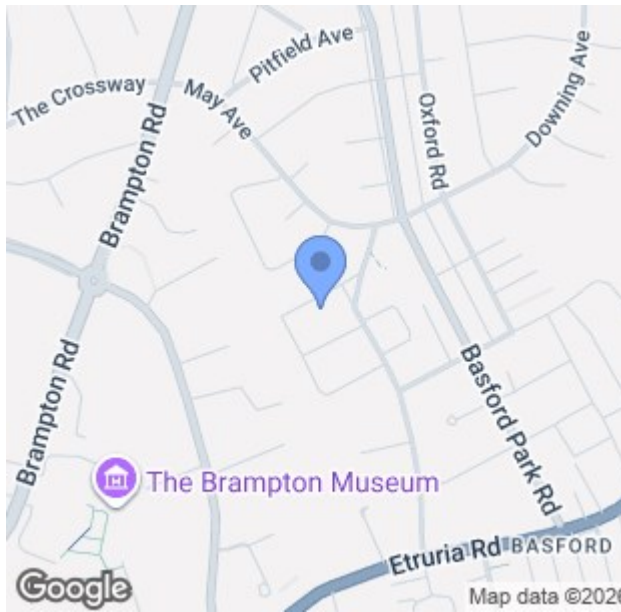
**VIEWING**

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

32, Walleys Drive, Newcastle, ST5 0NG, GB



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		73 C
55-68	D	63 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

