

11 Forest Close, Seabridge, Newcastle, Staffordshire, ST5 3BG

FOLLWELLS



- Substantial Detached Family Residence
- Edge of Town Location
- Individual Build on Sought After Executive Development
- Very Generous Room Proportions Throughout
- In Need of Cosmetic Uplift
- No Upward Chain

5 

2 

3 

Asking Price

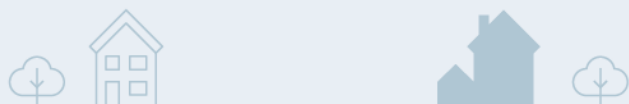
£525,000

follwells.co.uk

email@follwells.co.uk

01782 615530





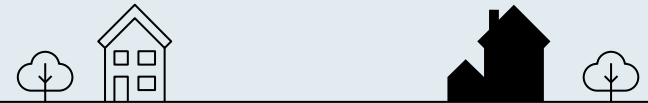
A substantial detached family residence, situated within a cul-de-sac on a highly regarded executive development of individual build homes. With generous room proportions throughout including impressive central reception hallway, three separate reception rooms which include a large dining room to rear adjoining the breakfast kitchen giving huge potential to create a full width family dining kitchen in excess of 40' (12m). The impressive space continues upstairs with large galleried landing and five large double bedrooms. Total floor area is in excess of 3400 sq.ft (315 sq.m) plus a separate double garage.

The property will require general cosmetic uplift and is on the market with no further upward sales chain.

Accommodation provides large open storm porch with central entrance to an imposing reception hallway with tiled floor running through, double coats cupboard and wide tread staircase to first floor with under-stairs storage. There is a cloakroom with continuation of tiled flooring and having two piece suite. Glazed double doors from the hallway open to the main living room with further continuation of tiled floor, having window outlook to front and a gas fire with marble inset/hearth and Adam style surround. Glazed panelled double doors open to a large dining area with further continuation of tiled floor and also having separate access from the hallway. It is fitted with a twin set of double patio doors opening onto the rear, with further storm veranda porch. An equally spacious third reception sitting/family room is situated to the opposite side of the hallway with window overlooking the front. The dining kitchen adjoins the dining area and as previously described offers huge option to create a magnificent open plan rear facing family dining room. It is currently fitted with one and a half sink and base units, tiled floor and window and door to rear. It is the location of the free-standing central heating boiler and current integrated cooking appliances. Off the kitchen is a separate utility with tiled floor and window to side.

The first floor is fitted with a central and equally imposing galleried landing area large enough to accommodate furniture and gives direct access to all bedrooms which comprise of master bedroom suite with window to front and having four piece en suite shower room. All remaining family bedrooms are of large double proportion and are currently serviced with a separate five piece family bathroom which includes a large corner spa bath and separate spa shower enclosure with integrated small sauna area and airing cupboard.





Externally there is a front low rise garden wall, shaped lawn and further gravel area with well stocked shrub screening. Gravel parking to front with double gates leading to a further long driveway to side of property providing parking for several vehicles and leading to a detached double garage to the rear with up and over door. The gravel area continues to the rear of the property with veranda porches from the dining area and kitchen, a retaining wall with steps leads to a lawned garden with mature shrub borders and timber shed. There is further wide access to the opposite side of the property which currently has a lean-to greenhouse.



IMPORTANT INFORMATION

Services - All Mains Connected

Central Heating - Gas

Glazing - uPVC

Tenure Freehold

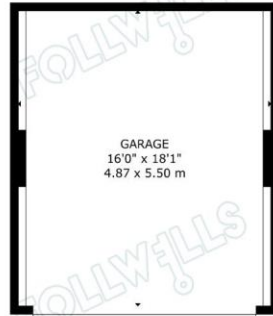
Council Tax Band 'G'

EPC Rating 'C'

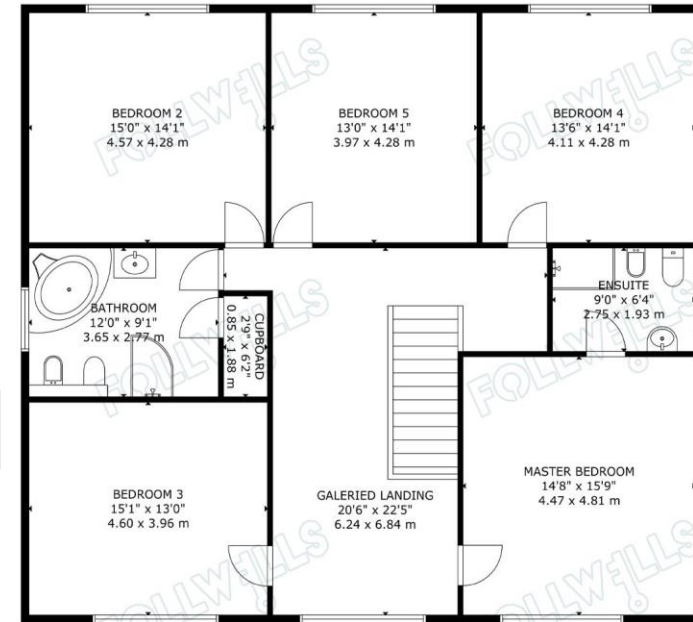
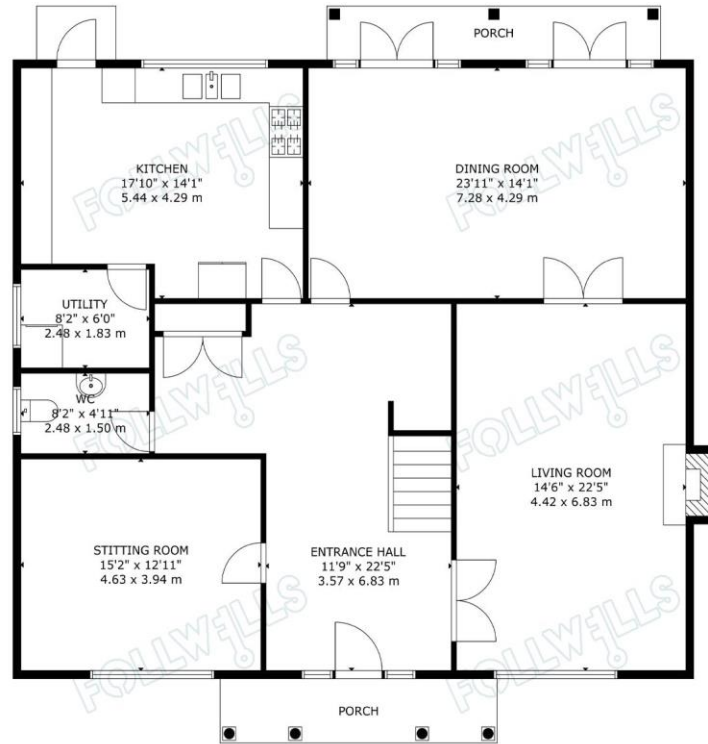
Solar Panels - Installed but we have no paperwork relating to these.

1. None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability.
2. All dimensions given are approximate.
3. These particulars do not constitute, nor constitute any part of, an offer or a contract.
4. All statements contained in these particulars as to the property are made without responsibility on the part of Follwells or the Vendor.
5. None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact.
6. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
7. The vendor does not make or give, and neither Follwells nor any person in their employment has any authority to make or give, any representation or warranty whatever, in relation to this property.

FLOORPLAN



GROUND FLOOR



FIRST FLOOR

