



£550,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: G

Seabridge Newcastle

Repton Drive Seabridge
Newcastle Staffordshire



If you are looking for a home that has been fully renovated with stylish fittings and located in the extremely desirable Westlands then this spacious detached house on a corner plot needs to be at the very top of your search. You would be the first owner following the renovation benefiting from the brand new fittings including kitchen with a variety of built in appliances, bathroom and en-suite shower room. New carpets and flooring has been added as well as replastering following the rewiring, new windows and doors and a variety of contemporary radiators. Comprising reception hall, large and bright lounge with windows to three elevations, dining/family room, large kitchen with dining/family area with French doors, separate utility and additional storage. Upstairs there are four double bedroom with the master bedroom having a walk in wardrobe plus new en-suite and a new bathroom. Located on a corner plot there is ample parking, lawned side garden and enclosed rear garden.

- Recently Fully Renovated Detached House
- Spacious Rooms Throughout
- Four Double Bedrooms & Walk In Wardrobe
- Brand New Kitchen/Diner, Bathrooms & En-Suite
- Corner Plot With Gardens To Three Sides
- Highly Desirable Location. No Chain

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Entrance Hallway 8' 9" x 14' 4" (2.67m x 4.36m) (Plus porch recess)

Accessed via a composite front entrance door with privacy glass side panel leading into a spacious reception hallway, two double glazed window to the side, one of which has privacy glass. Inset ceiling spot lighting, contemporary radiator and stair off to the first floor. Matching doors off the hallway lead into the two reception rooms, dining area of the kitchen and guest WC.

Guest WC

Recently installed white suite including low level WC and corner wash basin with tiled splash backs. Radiator and double glazed window to the front with privacy glass.

Lounge 19' 11" x 15' 8" (6.07m x 4.77m)

A large reception room which has lots of natural light thanks to the amount of windows including double glazed bay window to the front, two double glazed windows to the side side, double glazed window to the rear and double glazed French doors to the rear garden. There is also a raised and inset log effect gas fire set within the chimney breast and two radiators.

Dining/Family Room 14' 9" x 10' 5" (4.50m x 3.17m)

A versatile reception room which has a radiator and double glazed window to the front.



Dining Kitchen 13' 4" x 21' 8" (4.07m x 6.60m)

A brand new range of base and wall units including pan drawers and cutlery drawer, work surfaces to two sides incorporating a one and a half bowl single drainer sink unit and mixer tap. Integrated appliances include touch control five burner hob with glass splash back up to a cooker hood and fridge freezer. Inset ceiling spot lighting, contemporary radiator and double glazed window to the rear. To the dining area there are double glazed French doors to the rear garden with double glazed side panel.

Side Entrance Hall

A half glass double glazed door to the side, shelved double door cupboard, recessed larder store and radiator. Door off to the utility.

Utility 6' 0" x 7' 1" (1.82m x 2.15m)

Having base and wall units, work surface, inset stainless steel sink unit, drainer and mixer tap. Space for appliances, tall cupboard housing the gas central heating boiler, radiator and double glazed window to the rear.

First Floor Landing

A return staircase has a scrolled iron feature balustrade with double glazed window with privacy glass to the front at mid level and further double glazed window to the front at first floor level. Loft access and eaves store cupboard. An inner area has further storage and door to the airing cupboard.

Bedroom One 13' 7" x 10' 3" (4.13m x 3.13m)

A spacious double bedroom with radiator and double glazed window to the rear. Off the bedroom is a walk in wardrobe with hanging rail and shelving.

Bedroom One En-Suite 7' 4" x 4' 5" (2.23m x 1.34m)

A brand new suit comprising tiled shower cubicle with mains fed shower, pedestal wash basin with floor to ceiling splash back and low level WC. Inset ceiling spot lighting and heated towel rail radiator.

Bedroom Two 9' 8" x 15' 6" (2.94m x 4.72m)

A further double bedroom with lots of natural light thanks to the dual aspect windows to the side and rear. Radiator.

Bedroom Three 9' 11" x 10' 10" (3.02m x 3.30m)

Another dual aspect double bedroom with double glazed windows to the front and side. Radiator.

Bedroom Four 13' 7" x 10' 3" (4.13m x 3.13m)

The final bedroom is again a generous sized double with inset ceiling spot lighting, radiator and double glazed window to the rear.

Bathroom 6' 10" x 8' 8" (2.08m x 2.63m)

A brand new fitted bathroom suite comprising panel bath with shower mixer tap, vanity wash basin and low level WC. Tiling around the bath and basin area, radiator and double glazed window with privacy glass to the rear.

Outside front

Located on a corner plot with low walled front boundary extending to the side to each side of the tarmac driveway providing parking to the front of the house. Across the front is an established rockery garden. There is a lawned front garden to the side of the home with flower bed borders and further rockery.

Outside Rear

To the rear is a recently laid stone paved patio running the full width of the home and incorporating paths to the side of the home with gate to the front garden.

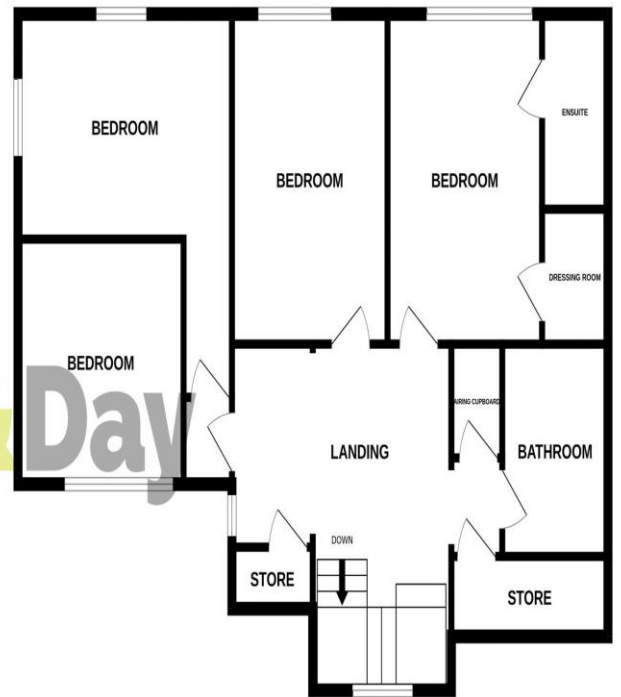
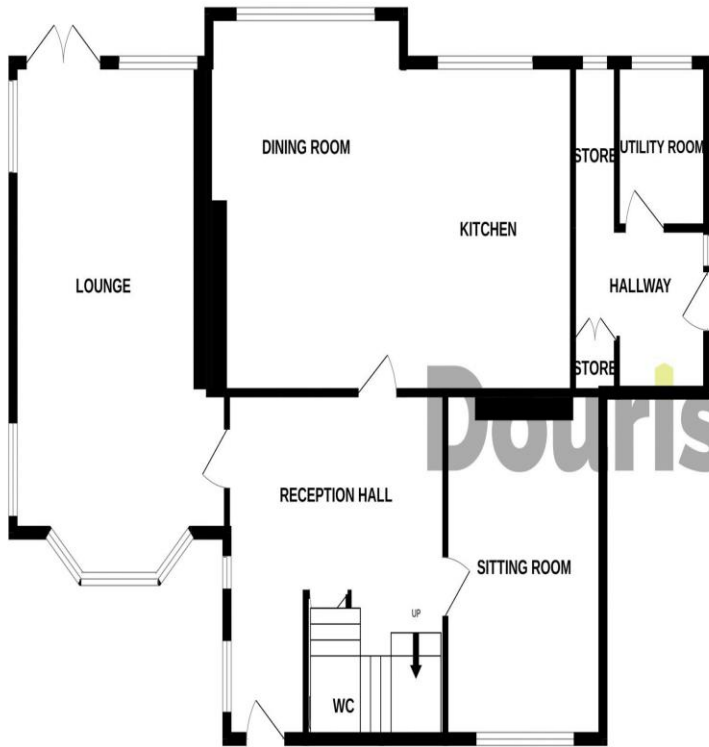
Planning Permission For Detached Garage

In addition to the off road parking there is planning approval for the construction of a detached garage. Full details are available on the Newcastle under Lyme Planning Department. Application number - 22/00104/FUL



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
92+1	A		79
81-91	B		
69-80	C		61
55-68	D		
49-54	E		
41-48	F		
35-39	G		

Not energy efficient - higher running costs
England & Wales EU Directive 2002/91/EC
www.epc.co.uk



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