



1 Melville Court

Clayton Village, Clayton, Newcastle, ST5 4HJ

Offers In Region Of £285,000

Property Features

- Detached Family Home
- Four Double Bedrooms
- Spacious Lounge/Diner
- Conservatory
- Modern Fitted Kitchen
- Downstairs WC
- Integral Garage
- uPVC Double Glazing & Combi Boiler
- Private Enclosed Rear Garden
- Sought After Residential Location



Full Description

Heywoods welcome to the sales market this spacious detached family home occupying an enviable cul-de-sac location in the popular and sought after residential area of Clayton village, within easy reach of local schools and amenities and with ease of access to commuting links. Well maintained throughout the versatile spacious accommodation comprises; entrance hall, generous lounge/diner. modern fitted kitchen, downstairs WC, integral garage, whilst to the first floor there are four double bedrooms and a family bathroom. Externally there is a private enclosed rear garden with gated side access leading to a driveway providing off road parking. Viewing is highly recommended! ** 360 virtual video available**

ENTRANCE HALL

With uPVC door, heating control, smoke alarm

LOUNGE

16' 8" x 15' 5" (5.1m x 4.7m)

With uPVC double glazed bay window to the front, feature coal effect gas fire with marble surround, arched opening leads to;

DINING ROOM

10' 2" x 8' 6" (3.1m x 2.6m)

With uPVC double glazed sliding doors leading into the conservatory

CONSERVATORY

10' 2" x 9' 6" (3.1m x 2.9m)

Half brick & uPVC double glazed with French doors opening onto the garden, tiled floor covering

FITTED KITCHEN

13' 5" x 8' 6" (4.1m x 2.6m)

With a range of high gloss base and wall units, glass splashbacks, five ring burner gas hob with extractor over, integrated double Bosch oven, sink with chrome mixer tap, space and plumbing for washing machine and fridge freezer, recessed spotlights, tile effect vinyl flooring, uPVC double glazed windows to the rear

REAR LOBBY

uPVC door providing external access, doors lead to;

DOWNSTAIRS WC

4' 11" x 2' 7" (1.5m x 0.8m)



With WC, wash hand basin with mixer tap, extractor fan

INTEGRAL GARAGE

16' 4" x 7' 10" (5.0m x 2.4m)

With up and over door, fluorescent tube light fitting, Worcester Combi-Boiler

LANDING

With airing cupboard, loft access, smoke alarm

MASTER BEDROOM

15' 5" x 10' 9" (4.7m x 3.3m)

With built in wardrobes (mirrored sliding doors), TV aerial point, uPVC double glazed windows to the front



BEDROOM

10' 9" x 8' 10" (3.3m x 2.7m)

With uPVC double glazed window to the rear

BEDROOM

10' 5" x 8' 2" (3.2m x 2.5m)

With uPVC double glazed window to the front

BEDROOM

8' 2" x 8' 2" (2.5m x 2.5m)

With uPVC double glazed window to the rear



FAMILY BATHROOM

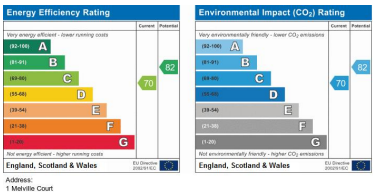
6' 2" x 5' 10" (1.9m x 1.8m)

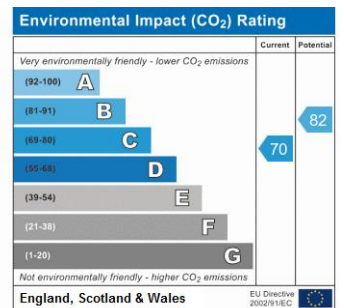
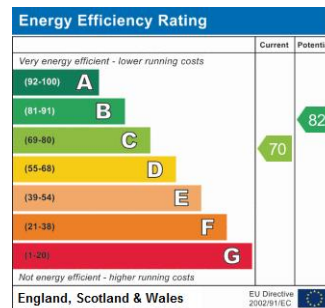
Fully tiled with three piece suite and rainfall shower head over bath, towel radiator, laminate flooring, wall mounted mirrored cabinet, recessed spotlights, uPVC double glazed frosted window to the rear

EXTERIOR

Private enclosed rear garden with block paving, paved seating area, woodchip play area, lawn, gated side access leading to a private driveway providing off road parking and additional lawned garden

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements





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