

exclusive homes presented by
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£550,000

**3 Guernsey Drive
Seabridge
Newcastle
ST5 3BQ**



- *Detached Family Home*
- *Sought After Area of Seabridge*
- *Four Bedrooms*
- *Fitted Kitchen with Integrated Appliances*
- *Three Reception Rooms Including Lounge, Dining Room and Study*
- *Spacious Conservatory*

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It's all in the detail.

Heywoods 1881 are pleased to present to the exclusive homes sales market this well presented and extended four bedroom detached family home, located in the sought after area of Seabridge, Newcastle under Lyme, close to nearby amenities, good local schools and within easy reach of commuter links such as A53, A500 and M6 motorway. The property offers spacious and versatile living accommodation briefly comprising; entrance hall, lounge, dining room and fitted kitchen, both of which open onto a large spacious conservatory with French patio doors leading onto the private and enclosed rear garden. Also to the ground floor is a utility, W.C., study and access to the integral double garage. To the first floor, there is a spacious master bedroom with en-suite, three further double bedrooms, family bathroom and separate shower room. Externally, the property offers a block paved driveway to front with parking for numerous vehicles leading to integral double garage and access to each side leading to the private and enclosed rear garden with fenced borders, lawn and decking area, perfect for entertaining on a summers evening. Early viewing is highly advised to appreciate the space this property has to offer!

ENTRANCE HALL

12' 11" x 8' 11" (3.95m x 2.74m)

With upvc front door and side panels, wooden flooring, stairs to first floor, coving to ceiling and doors leading to lounge, dining room, fitted kitchen and rear hall.

LOUNGE

18' 3" x 11' 8" (5.57m x 3.57m)

With two windows to front, wooden flooring, steps leading to dining area, coving to ceiling and gas fire with feature surround.

DINING ROOM

24' 0" x 10' 7" (7.33m x 3.24m)

With window to rear, sliding patio doors to conservatory, coving to ceiling and door to entrance hall.

FITTED KITCHEN

14' 4" x 9' 10" (4.38m x 3.00m)

With a range of wall and base units, granite worktops, integrated fridge and freezer and dishwasher, bowl and a half sink and drainer, tiled splashbacks, coving to ceiling, tiled flooring, doors leading into conservatory, utility and entrance hall.

CONSERVATORY (ONE)

21' 5" x 13' 1" (6.55m x 4.00m)

With French patio doors leading onto rear garden, windows to side, tiled floor, spotlights and bifolding doors leading into second conservatory.

CONSERVATORY (TWO)

12' 9" x 11' 4" (3.90m x 3.47m)

With windows to side, tiled flooring and French patio doors leading into the kitchen.

UTILITY ROOM

12' 3" x 6' 9" (3.74m x 2.08m)

With upvc door to rear, tiled flooring, window to side, space for range style cooker with extractor over and tiled splashbacks, wall and base units with granite

worktops, space for washer, dryer and American style fridge freezer, and door leading to rear hall.

REAR HALL

With doors to W.C., study and steps leading to integral double garage, coving to ceiling and wooden flooring.

W.C

5' 11" x 3' 6" (1.82m x 1.07m)

With vanity wash hand basin, low level W.C., window to side, tiled flooring and coving to ceiling.

STUDY

8' 10" x 6' 10" (2.71m x 2.09m)

With window to side, wooden flooring and coving to ceiling.

FIRST FLOOR LANDING

With carpet to floor, doors to four bedrooms, family bathroom, shower room, coving to ceiling and loft access.

MASTER BEDROOM

17' 2" x 16' 5" (5.24m x 5.02m)

With windows to front, carpet to floor, coving to ceiling, built in wardrobes and door to en-suite shower room.

EN-SUITE SHOWER ROOM

11' 0" x 4' 1" (3.37m x 1.27m)

Fully tiled with corner shower, vanity wash hand basin, low level W.C., tiled floor, window to rear and coving to ceiling.

BEDROOM TWO

15' 0" x 8' 8" (4.59m x 2.65m)

With windows to rear, carpet to floor, coving to ceiling and built in wardrobes and draws.

BEDROOM THREE

9' 5" x 9' 3" (2.88m x 2.84m)

With window to front, carpet to floor, coving to ceiling and built in wardrobes and draws.

BEDROOM FOUR

9' 11" x 9' 5" (3.04m x 2.89m)

With windows to side, carpet to floor, coving to ceiling and built in wardrobes and draws.

FAMILY BATHROOM

11' 3" x 7' 7" (3.44m x 2.33m)

Fully tiled with bath and shower over, vanity wash hand basin, low level W.C., bidet, tiled flooring, window to rear, coving to ceiling, doors to storage cupboard and built in storage cupboard.

SHOWER ROOM

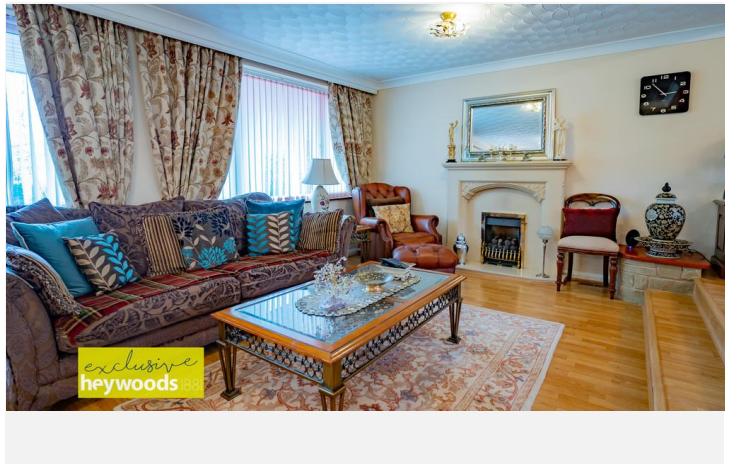
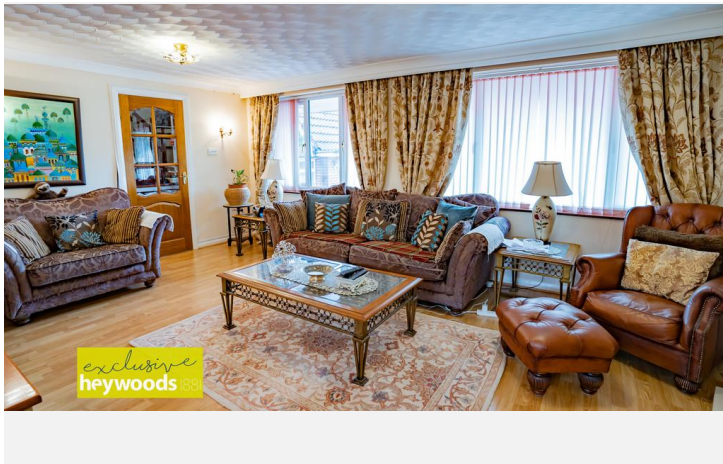
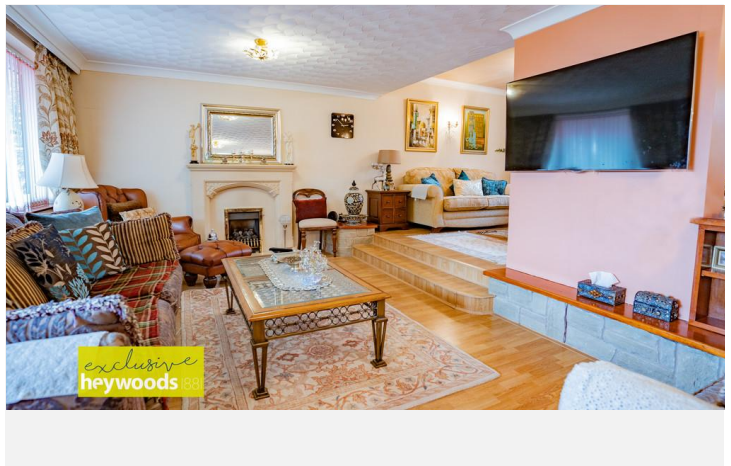
6' 9" x 5' 7" (2.07m x 1.72m)

With corner shower, vanity wash hand basin, low level W.C, tiled floor, window to side and coving to ceiling.



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of your
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Harry Newcastle

After three months with another agent there was little interest, so we switched to Heywoods and it was like night and day. Viewings picked up immediately and all three were sold in a surprisingly short time. The feedback and service from the team was excellent.

Elizabeth Hanford

Within the first week, I had 11 viewings, all promptly arranged. By the second week I had 3 offers of full asking price on my house! The Heywoods team have all been great from start to finish. They've kept me updated, listened to my concerns and held my hand through what can be a very stressful time. I would recommend Heywoods to anyone who wants a professional, friendly and hassle-free service.