

STEPHENSON BROWNE

Sudbury Place, Westbury Park, Newcastle

ST5 4LB

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Offers Over £200,000

DESCRIPTION

Situated within the highly sought-after Westbury Park area of Newcastle-under-Lyme, this well-presented two-bedroom semi-detached home occupies one of the largest plots on the street, offering generous living accommodation, exceptional outdoor space, and exciting potential for future extension (subject to the necessary planning permissions).

To the front, the property benefits from a large driveway providing ample off-road parking, complete with an EV charging point. A side gate offers convenient access to the impressive, private rear garden, which enjoys plenty of space for families, entertaining, or further development. At the bottom of the garden is a dedicated seating area, perfect for a table and chairs to enjoy the outdoor surroundings.

Stepping inside, the welcoming entrance hall leads through to a bright and spacious living room, featuring a large front-facing window that fills the room with natural light. To the rear of the property is an open-plan kitchen and breakfast room, complete with a generous pantry and recently fitted brand-new carpets that continue through into the adjoining conservatory, creating a versatile additional reception space overlooking the garden.

Upstairs, there are two well-proportioned double bedrooms, both benefiting from built-in wardrobes. The landing offers additional storage with a large airing cupboard. The contemporary family bathroom is fitted with a modern suite and includes a shower over the bath.

Further benefits include a boarded loft providing excellent storage, a boiler approximately 4.5 years old, and the opportunity for purchasers to negotiate the inclusion of all furniture and appliances.

Offering spacious accommodation, extensive outdoor space, and fantastic scope to extend, this is an ideal home for first-time buyers,













young families, or those looking to create their forever home in one of Newcastle-under-Lyme's most popular residential locations.













ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Living Room
10'3" x 13'4"

Kitchen/Breakfast Room
13'3" x 9'3"

Conservatory
6'8" x 13'0"

Understairs Pantry

First Floor

Bedroom One
9'4" x 13'4"

Bedroom Two
6'11" x 11'10"

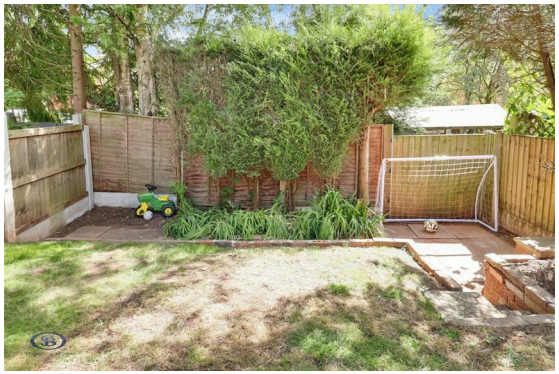
Boiler Room

Bathroom
6'1" x 6'3"

Stephenson Browne AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.









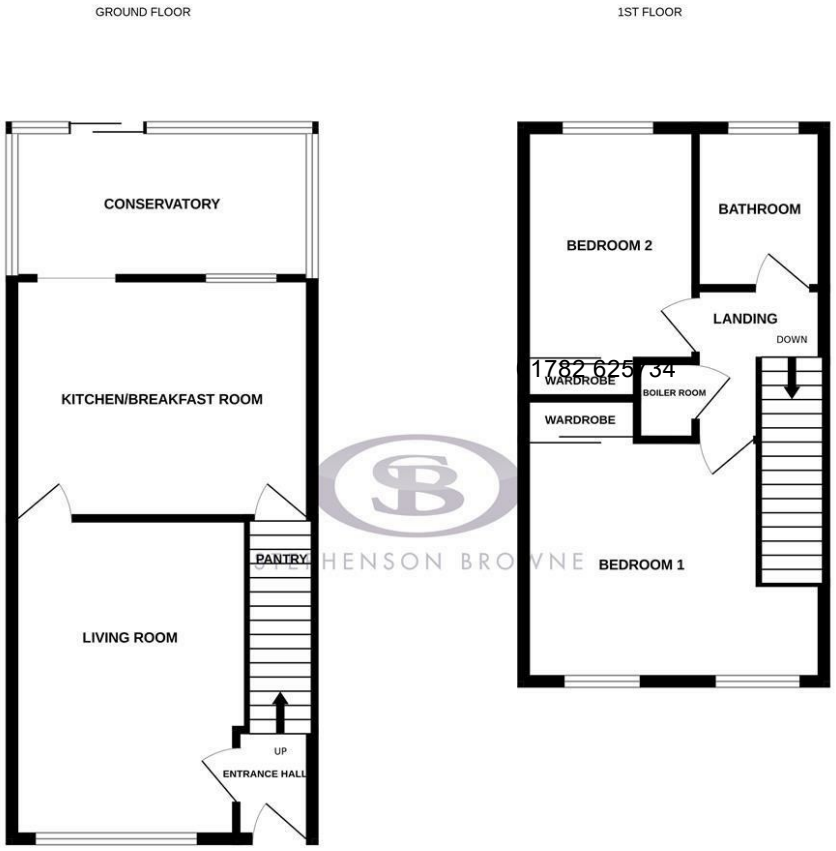








Floorplans

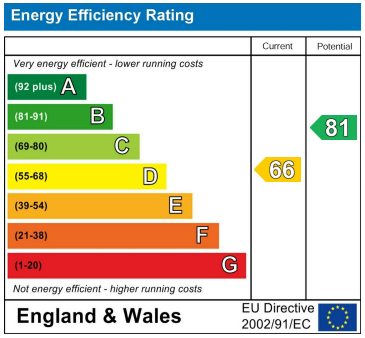


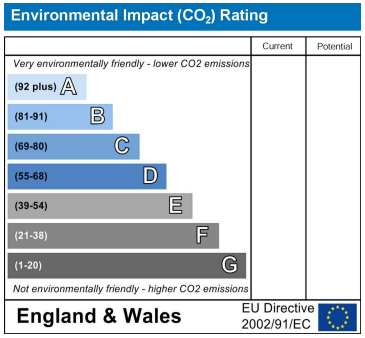
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



EPC Rating





Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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