

Beechwood Close  
Clayton, Newcastle, ST5 4EL

Offers in excess of £350,000

...IT HAS TO BE  
**heywoods**



Favourably located in a highly regarded residential location and set in a good sized private garden with a sunny aspect to the rear, this substantial detached house has had no expense spared in further improving the already generous specification and offers outstanding family accommodation. Extended to provide may additional features, this property caters for a growing family and includes a 24ft lounge/dining room leading into a further lounge/sun room area overlooking the garden, well fitted kitchen with integrated appliances and quality granite worktops, four bedrooms (the master having an en-suite shower room), family bathroom, separate garage and landscaped private rear gardens. Set back from the road with a long front garden providing ample parking for several vehicles. Beechwood Close is a sought after cul-de-sac close to parkland and pleasant walks over the nature reserve and Bunny Hill, presented in outstanding decorative order and ready to move into with a minimum of expense, this property is sure to appeal to growing families and viewing is highly recommended!

#### ENTRANCE HALL

Entrance door to front with arched inset double glazed panels, stairs off to first floor, double panelled radiator, doors to principle ground floor rooms, door to under stair store with broom cupboard space and storage.

#### CLOAKROOM / W.C

Double glazed window to side, radiator, pedestal wash hand basin with mixer taps and pop up waste, close coupled dual flush W.C, wood effect floor continued from hallway.

#### LOUNGE

24' 5" x 11' 10" reducing to 10'4" (7.44m x 3.61m)  
Double glazed Georgian style Upvc window to front, radiator beneath, coved ceiling, Adam style fireplace surround with marble insert and hearth with living flame gas fire, dining area with double panelled radiator, ample space for table and chairs, door to kitchen and sun lounge.

#### SUN LOUNGE

21' 6" x 9' 5" (6.55m x 2.87m)

Double glazed windows to sides and rear, centrally opening sliding patio windows to the rear garden, vaulted ceiling, downlighting, underfloor heating, excellent additional lounge area overlooking the rear garden. A wide opening from the sun lounge leads to the;

#### KITCHEN/BREAKFAST ROOM

18' 9" x 9' 0" (5.72m x 2.74m)

Double glazed Upvc window to rear, double glazed entrance door to side, radiator, twelve downlights, built-under stainless steel one and a half bowl sink with granite worktops over, useful range of white gloss fronted base and wall cupboards, complimented by quality granite worktops. Double oven and separate four ring induction hob with extractor canopy over, pull up multi plug, background lighting, continuation of tiled floor from conservatory, integrated fridge and freezer, tall larder unit, integrated dishwasher.

### FIRST FLOOR LANDING

Double glazed Upvc windows to side, doors off to first floor rooms, loft access.

### BEDROOM ONE

10' 0" x 11' 8" (3.05m x 3.56m)

Double glazed Upvc window to front, panelled radiator, two sets of double wardrobes with two bi-fold doors to each, door to en-suite shower room.

### ENSUITE SHOWER ROOM

Shower cubicle, pedestal wash hand basin, close couple duel flush W.C, combined heating radiator and towel rail, part tiled walls and additional tiling to ceiling height in shower area, temperature controlled shower.

### BEDROOM TWO

9' 11" x 8' 6" plus door recess (3.02m x 2.59m)

Double glazed Upvc window to front, panelled radiator.

### BEDROOM THREE

15' 10" x 9' 3" (4.83m x 2.82m)

Double glazed Upvc window to rear, panelled radiator.

### BEDROOM FOUR

9' 7" x 6' 9" (2.92m x 2.06m)

Double glazed Upvc window to rear, radiator.

### BATHROOM

6' 4" x 6' 0" (1.93m x 1.83m)

Double glazed Upvc window to rear, combined heating radiator and towel rail, part tiled walls with additional tiling to shower walls, suite comprising panelled bath with bath-shower mixer and over bath Myra shower. Pedestal wash hand basin with mixer taps and pop up waste, close coupled duel flush W.C.

### EXTERNALLY

The gardens are a major selling point of the property having recently being extensively landscaped to a high standard. To the front, the garden has a recently laid high quality resin finish with block edging which provides a long lasting vehicle parking and hardstanding and allows access to the garage. The front garden also has a lawn with attractive borders and hedging to sides. To the side is a substantial Indian stone sitting out patio which in turn leads to the rear garden via a gate. The garden is landscaped with lawn, further stone patio area, mature shrubbery to borders and a sunny aspect with a high degree of privacy.

### GARAGE

16' 5" x 15' 2" (5m x 4.62m)

Brick double garage with pitched tiled roof, up and over door to front, light and power, window and entrance door to side.

This property was personally inspected by Paul Bagnall.  
Details were produced on 1/06/2019

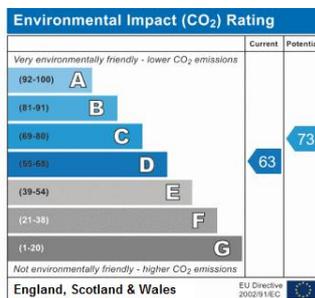
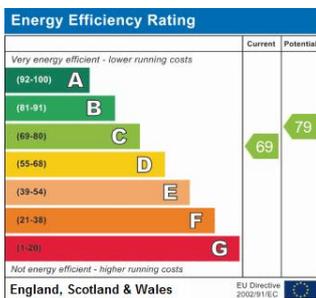




GROUND FLOOR  
APPROX. FLOOR  
AREA 833 SQ.FT.  
(77.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 596 SQ.FT.  
(55.3 SQ.M.)



- Detached House
- Four Bedrooms
- Sought After Location
- Detached Double Garage
- Thoughtfully Extended Accommodation
- Attractive & Extensive Garden Plot
- Well Fitted Kitchen
- En-suite & Family Bathroom
- Quality Property

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