



Winchester Drive,  
Westlands,



**OneAgency**

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# Offers in Excess of £400,000

Mature detached house, situated in the highly desirable location of the Westlands, which is convenient for Newcastle-under-Lyme Town Centre and access to the M6. The property stands in superb established gardens which extend to approximately 0.2 acres, with the benefit of an in and out driveway, garage and carport. There is potential to extend the property into a large family home (subject to planning permission). Viewing of the property is highly recommended to appreciate the fantastic position.





## GROUND FLOOR

### HALLWAY

Stairs to first floor, radiator, door to front.

### LIVING ROOM

6.69m x 3.95m max (21' 11" x 13' 0") Double glazed sliding patio doors to rear, two radiators, gas fire with feature surround.

### KITCHEN

2.99m x 3.63m (9' 10" x 11' 11") Double glazed window to rear, radiator, wall mounted baxi boiler, stainless steel sink and drainer unit with mixer tap, plumbing for dishwasher, tiled walls, built in storage area.

### CLOAKS

W.C., frosted window to side, tiled walls, tiled floor.

### UTILITY/LAUNDRY

4.29m x 2.59m (14' 1" x 8' 6") With sink and storage, plumbing for automatic washing machine, double glazed window to rear.

### CLOAKROOM

Access to garage, double glazed frosted window to front.

### GARAGE

5.23m x 3.07m (17' 2" x 10' 1") Double glazed frosted window into carport, electric doors.

### CAR PORT

5.43m x 2.78m (17' 10" x 9' 1") Door with access to garden.



## FIRST FLOOR

### LANDING

Radiator, double glazed window to side, airing cupboard. Access to loft via pull down ladders.

### BEDROOM ONE

3.46m x 3.06m (11' 4" x 10' 0") Double glazed window to rear, radiator, fitted wardrobes.

### BEDROOM TWO

3.94m x 2.91m (12' 11" x 9' 7") Double glazed window to front, radiator, built in wardrobes.

### BEDROOM THREE

3.48m max x 3.15m max (11' 5" x 10' 4") Double glazed window to front, radiator, built in storage.

### WC

1.52m x 0.89m (5' 0" x 2' 11") Double glazed frosted window to side, tiled walls.

### BATHROOM

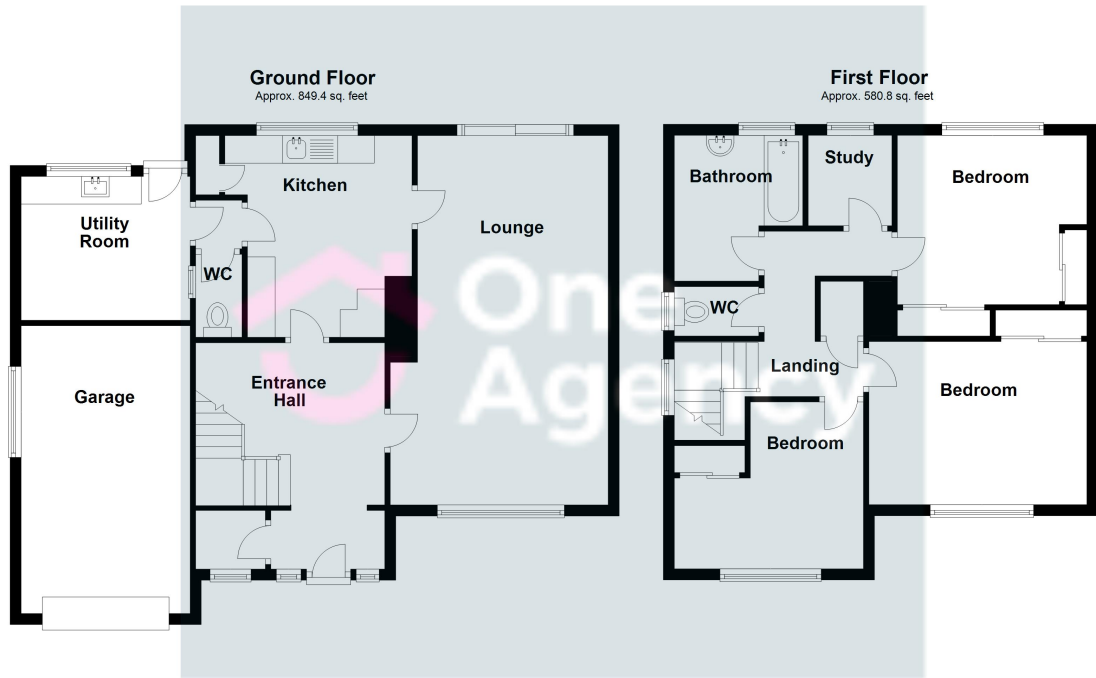
2.65m x 2.34m (8' 8" x 7' 8") Panelled bath with shower, hand wash basin, heated towel rail, double glazed frosted window to rear.

### STUDY

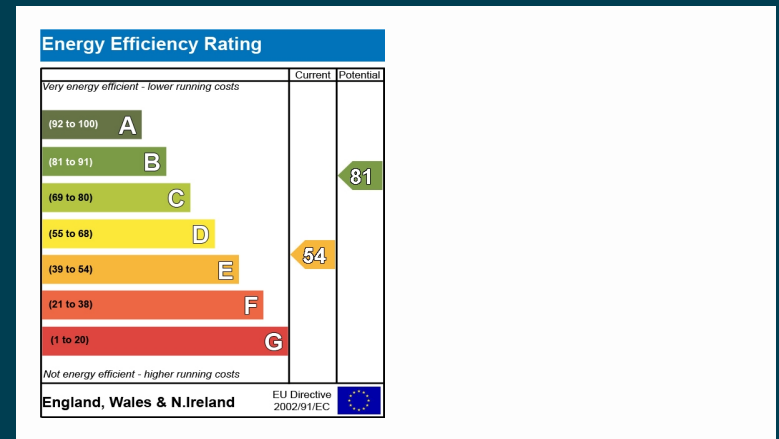
1.50m x 1.67m (4' 11" x 5' 6") Double glazed window to rear.

### OUTSIDE

Superb plot with established gardens, which extend to approximately 0.2 acres with an in and out driveway, garage, carport and garden shed.



Plan produced by [www.firstpropertieservices.co.uk](http://www.firstpropertieservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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