



Bluebell Drive,  
Seabridge, Newcastle-  
under-Lyme



**OneAgency**

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£425,000

An executive stunning detached residence with integral garage, situated in the highly regarded location of Seabridge. The property has impressive accommodation throughout with a lounge and stunning conservatory through a set of french doors, large kitchen/diner area with a double range cooker and two en suites and family bathroom to the first floor. Externally the property offers an attractive indian stone area for seating and lawned section. The property benefits from an energy efficient boiler with warranty until 2028. The property sits privately at the end of Bluebell Drive. NO CHAIN!





## Ground Floor

### Entrance Porch

1.49m x 1.49m (4' 11" x 4' 11") Entered through the front door, double doors to the hallway, radiator and tiled flooring.

### Hallway

3.67m x 1.83m (12' 0" x 6' 0") Entered through double doors from the porch, nest heating control panel, alarm pad, radiator and laminate flooring.

### Guest W/C

1.14m x 1.09m (3' 9" x 3' 7") A useful downstairs w/c unit with pedestal hand wash basin, radiator and tiled flooring.

### Lounge

5.58m x 3.45m (18' 4" x 11' 4") A set of french doors to the conservatory, gas fireplace and surround, double doors to the dining room, radiator and carpet flooring.

### Conservatory

3.81m x 3.19m (12' 6" x 10' 6") A double glazed conservatory with french doors to the rear garden, radiator and tiled flooring.

### Kitchen/Diner

5.82m x 4.21m (19' 1" x 13' 10") (Max) A range of matching wall and base units with worktops, inset sink basin with mixer tap, integral dishwasher, double range cooker with gas hobs and double hood over, space for a fridge/freezer, space for a dining table/chairs, french doors to the rear garden, double glazed window to the rear, radiator and tiled flooring which has under floor heating.

### Utility Room

2.08m x 1.57m (6' 10" x 5' 2") A useful space for storage and plumbing for a washing machine, patio door to the rear garden, radiator and tiled flooring.

### Dining Room

3.59m x 3.44m (11' 9" x 11' 3") A double glazed bay window to the front elevation, double doors to the lounge, radiator and carpet flooring.

### Sitting Room (Garage Conversion)

4.02m x 2.44m (13' 2" x 8' 0") Originally a garage, now converted to a sitting room. A double glazed window to the front elevation, access to shower room and garage, storage cupboards, radiator and laminate flooring.

### Wet Room

2.22m x 0.93m (7' 3" x 3' 1") A walk in wet room with shower, tiled walls, radiator and lino flooring.

### Integral Garage

## Landing

A spacious landing with access to the first floor accommodation, storage cupboard, radiator and carpet flooring.

### Bedroom One

4.67m x 3.44m (15' 4" x 11' 3") A double glazed window to the rear elevation, fitted wardrobe units, radiator and carpet flooring.

### En Suite

2.30m x 1.68m (7' 7" x 5' 6") A bath with overhead shower unit, pedestal hand wash basin, w/c, radiator, double glazed window and tiled flooring.

### Bedroom Two

3.45m x 3.33m (11' 4" x 10' 11") A double glazed window to the front, built in storage space, radiator and carpet flooring.

### En Suite

1.70m x 1.57m (5' 7" x 5' 2") A walk in shower unit, pedestal hand wash basin, w/c, double glazed window, radiator and tiled flooring.

### Bedroom Three

3.46m x 2.89m (11' 4" x 9' 6") A double glazed window to the rear, built in storage space, radiator and carpet flooring.

### Bedroom Four

3.92m x 2.03m (12' 10" x 6' 8") A double glazed window to the front, fitted wardrobe units, radiator and carpet flooring.

### Bedroom Five

2.51m x 2.28m (8' 3" x 7' 6") A double glazed window to the rear, built in storage space, radiator and carpet flooring.

### Bathroom

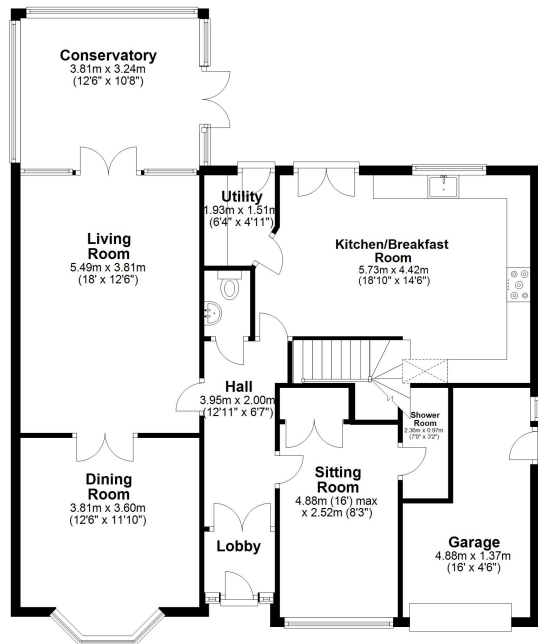
2.48m x 1.70m (8' 2" x 5' 7") A white suite comprising of a bath with overhead shower unit, pedestal hand wash basin, w/c, double glazed window, radiator and tiled flooring.

### External

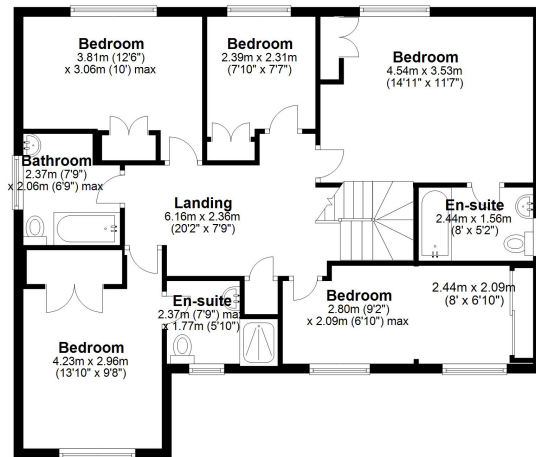
Front - A block paved driveway for off road parking for multiple vehicles and lawn section with shrubs.

Rear - A Indian stone patio area for seating, lawned section, access via a gate down the side of the property, shrub areas and fenced borders.

## Ground Floor



## First Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only 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.

## Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 to 100) <b>A</b>                        |                         |           |
| (81 to 91) <b>B</b>                         |                         |           |
| (69 to 80) <b>C</b>                         |                         |           |
| (56 to 68) <b>D</b>                         |                         |           |
| (39 to 54) <b>E</b>                         |                         |           |
| (21 to 38) <b>F</b>                         |                         |           |
| (1 to 20) <b>G</b>                          |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 72                      | 80        |
| <b>England, Wales &amp; N.Ireland</b>       | EU Directive 2002/91/EC |           |



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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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