

Heywoods.



**THE PLAISAUNCE, WESTLANDS,
NEWCASTLE-UNDER-LYME,
STAFFORDSHIRE, ST5 3RY**
ASKING PRICE £350,000



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THE PLAISAUNCE, WESTLANDS, NEWCASTLE-UNDER-LYME, STAFFORDSHIRE



Heywoods Estate Agents are pleased to bring to the market this spacious four-bedroom semi-detached family home, located in the highly desirable Westlands area of Newcastle-under-Lyme. Offered with no upward chain, this property provides a fantastic opportunity for buyers seeking a home with versatile living spaces and the potential to make it their own, all in a sought-after location renowned for its excellent amenities and transport links.

The property is approached via a driveway offering ample off-road parking, which leads to a detached single garage. On entering the home, the entrance porch opens into a welcoming and generously sized entrance hall, providing a warm introduction to the accommodation. The hallway offers access to two reception rooms, the extended kitchen diner, an under-stairs storage cupboard, and the staircase to the first floor.

The front reception room is light and airy, featuring a charming bay window that fills the space with natural light and overlooks the front garden. This room offers a flexible space, perfect for a formal living room or family lounge. The rear reception room has been extended, creating a bright and spacious area that is ideal for entertaining, dining, or relaxing. With a large window and a door leading to the rear of the property, the room enjoys a pleasant outlook and convenient access to the garden.

The kitchen has been thoughtfully extended to include a dining area, making it the heart of the home. It features a modern design with integrated appliances, an inset sink, and ample worktop and cupboard space. A door from the kitchen leads to the outside, offering additional convenience. Adjacent to the kitchen, an inner lobby provides further access to the outside and leads to a utility room and a guest WC, making this space practical and well-suited to modern family life.

On the first floor, the property offers a well-planned layout with four bedrooms, making it ideal for families of all sizes. Two of the bedrooms are generous doubles, with the main bedroom featuring a large bay window that mirrors the charm of the living room below. The remaining two bedrooms are well-sized singles, perfect for children, guests, or use as a home office. A family bathroom serves the home and includes a bath, WC, sink, and a separate shower, while an additional separate WC is also located on this floor for added convenience.

Externally, the rear garden is private and easy to maintain, with a paved patio providing an ideal space for outdoor seating or dining. The garden is complemented by a selection of shrubs, bushes, and plants, offering a splash of greenery without requiring extensive upkeep. There is also access to the front and the driveway.

Located in the sought-after Westlands area, this property benefits from gas central heating and UPVC double glazing throughout. It is ideally situated close to local amenities, highly regarded schools, and excellent transport links, making it a fantastic choice for families and professionals alike.

With no upward chain and plenty of potential to tailor the property to your personal style, this home is an excellent opportunity to secure a spacious family property in one of Newcastle-under-Lyme's most desirable residential areas. Don't miss the chance to make this house your home – arrange your viewing today!

Entrance Porch

1.20 m x 1.97 m

Front Reception Room

4.81 m x 3.67 m

Rear Reception Room

5.93 m x 3.67 m

Kitchen/Diner

6.00 m x 4.07 m

Rear Hallway

1.61 m x 0.87 m

Utility Room

2.28 m x 1.46 m

Guest WC

0.90 m x 1.46 m

First Floor Landing

3.44 m x 2.41 m

Bedroom One

4.79 m x 3.67 m

Bedroom Two

4.27 m x 3.67 m

Bedroom Three

3.30 m x 2.58 m

Bedroom Four

2.52 m x 2.15 m

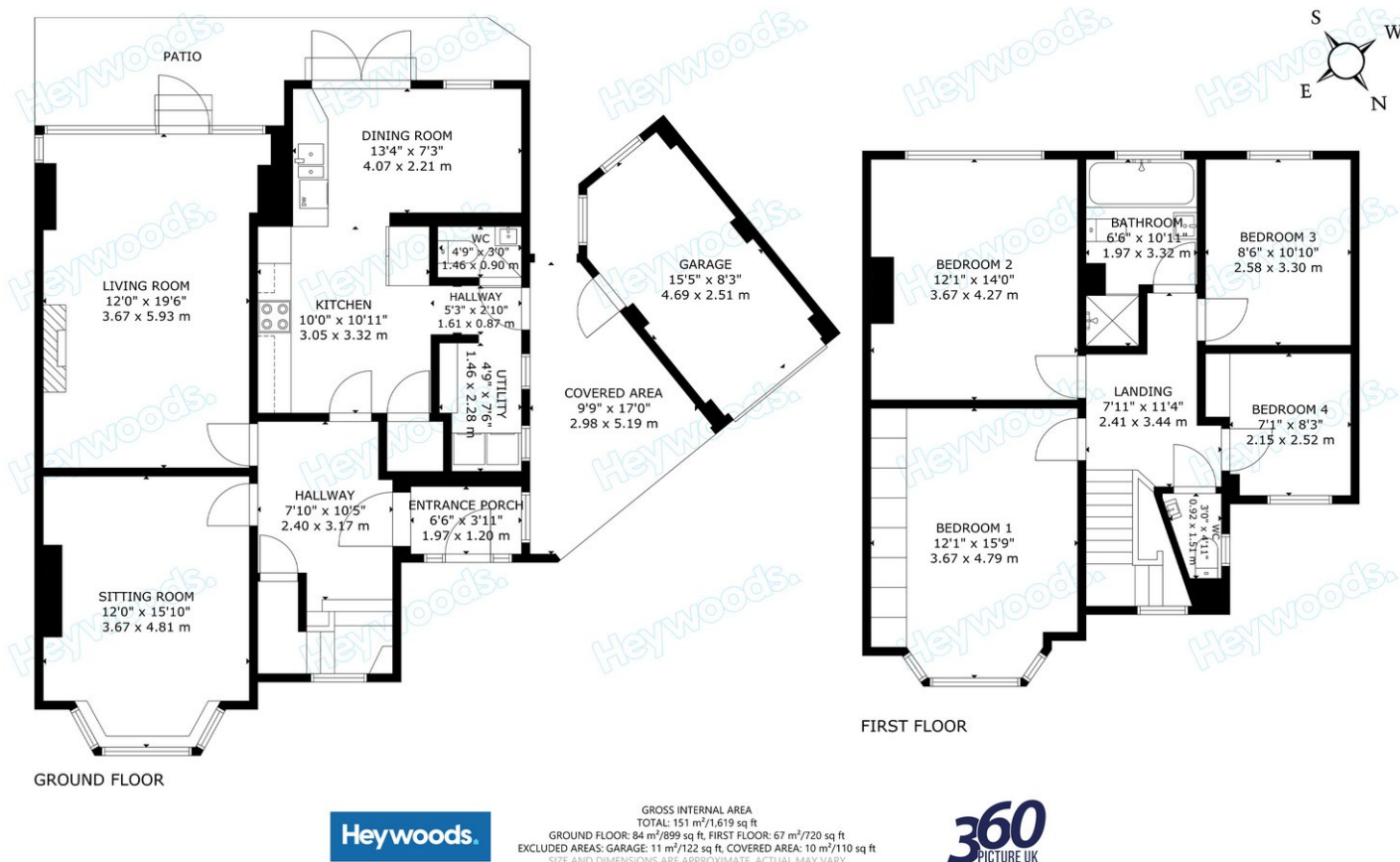
Family Bathroom

3.32 m x 1.97 m

WC

1.51 m x 0.92 m





Viewing

Please contact our Heywoods Sales Office on 01782 617343 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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