

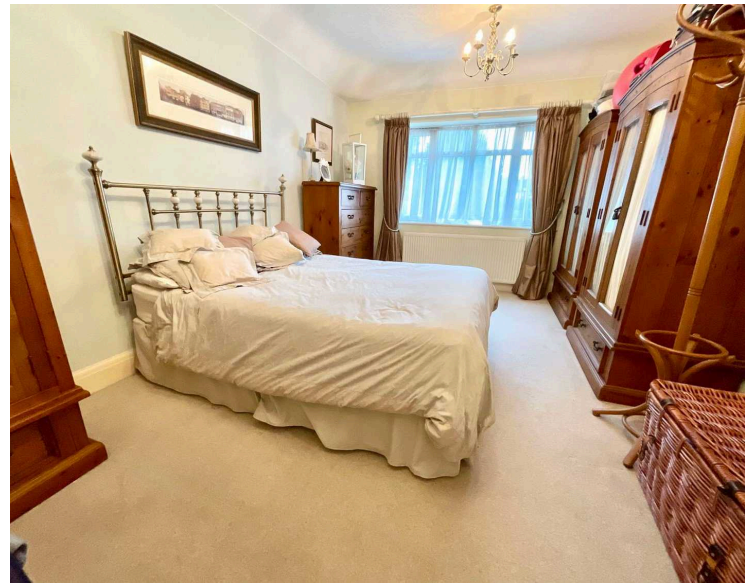


## 2 Dartmouth Avenue, Newcastle

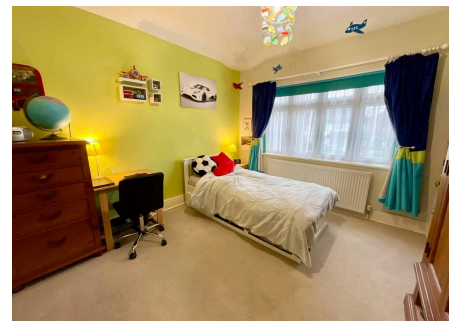
£475,000 Freehold



Sought after location of The Westlands with easy access to commuter links of A34/A500 and M6 and Stoke Royal, Keele University and excellent schools. • Great sized South West facing rear garden, which isn't directly overlooked. • Extended four bedroom family home, with an impressive master suite, having walk-in wardrobe and en-suite. • Carriage driveway offering ample parking space for multiple vehicles, and double garage. • Plenty of living space, with a generous sized lounge offering a dual aspect, a separate dining room, office and conservatory.



Dart to Dartmouth Avenue and we think your house-hunting skills might hit the Bullseye! An extended four-bedroom detached family home in the highly sought-after area of the Westlands, where each property boasts its own unique charm and character. Stepping inside, the downstairs offers the perfect balance of comfort and functionality, making it an ideal space for family living. You will find spacious living areas that feature soaring ceilings and plenty of natural light. With a fabulous-sized dining room, and lounge offering a dual aspect, an office, a conservatory and a kitchen, with space for all appliances, overlooking the garden. Downstairs also benefits from a guest cloakroom and access to the double integral garage. Upstairs now there are four fabulous-sized bedrooms, three of which are situated on one side of the home, sharing a family bathroom featuring a free-standing bathtub and walk-in shower. Crossing the hall to the "East wing" you enter the exclusive master suite, a private oasis, with a walk-in wardrobe and en-suite with shower over bath. Dartmouth Avenue is nestled on a generous plot, having an impressive carriage driveway, providing ample parking for multiple vehicles, and includes a sense of real privacy. The rear garden, being of generous size and mainly laid to lawn with patio areas, has the opportunity for you to put your own stamp on it! The champagne finish being the location...with excellent schooling and commuter links close by, we think it's time to "Ton-Up" the scores and call us now to arrange a viewing!

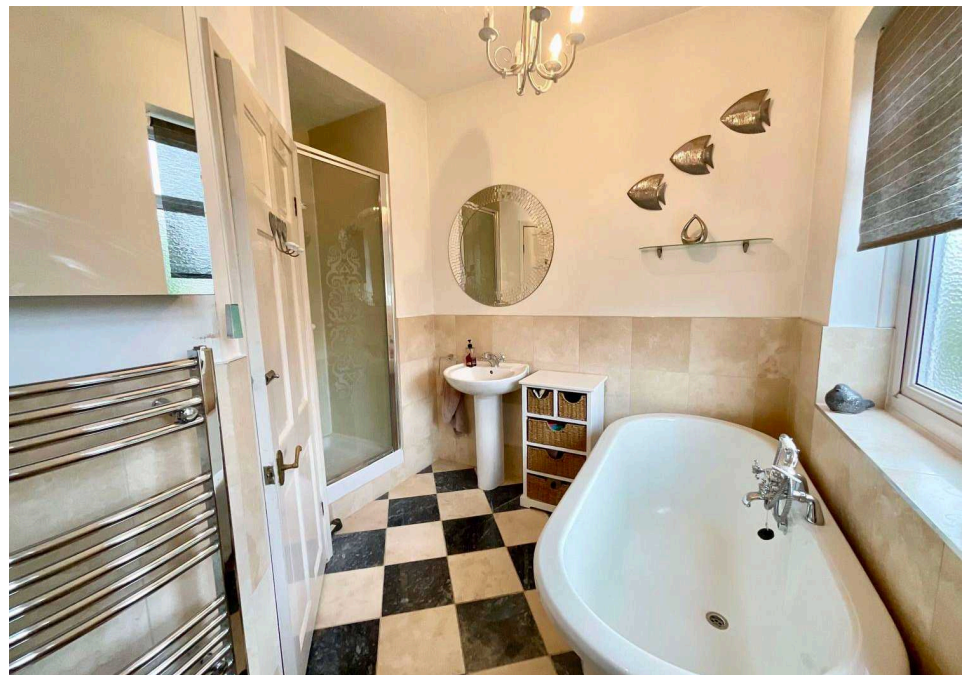
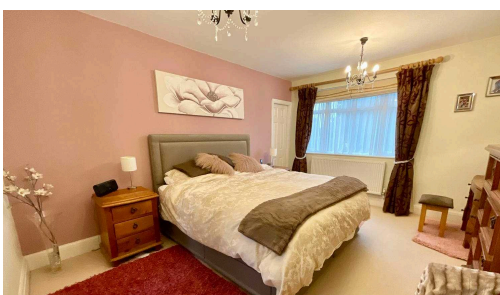
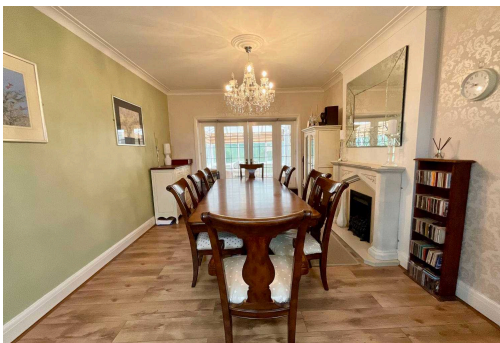


Dart to Dartmouth Avenue and we think your house-hunting skills might hit the Bullseye! An extended four-bedroom detached family home in the highly so...  
Council Tax band: G

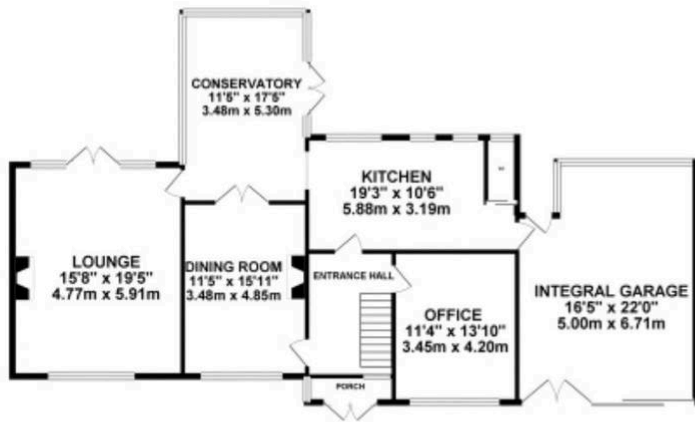
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



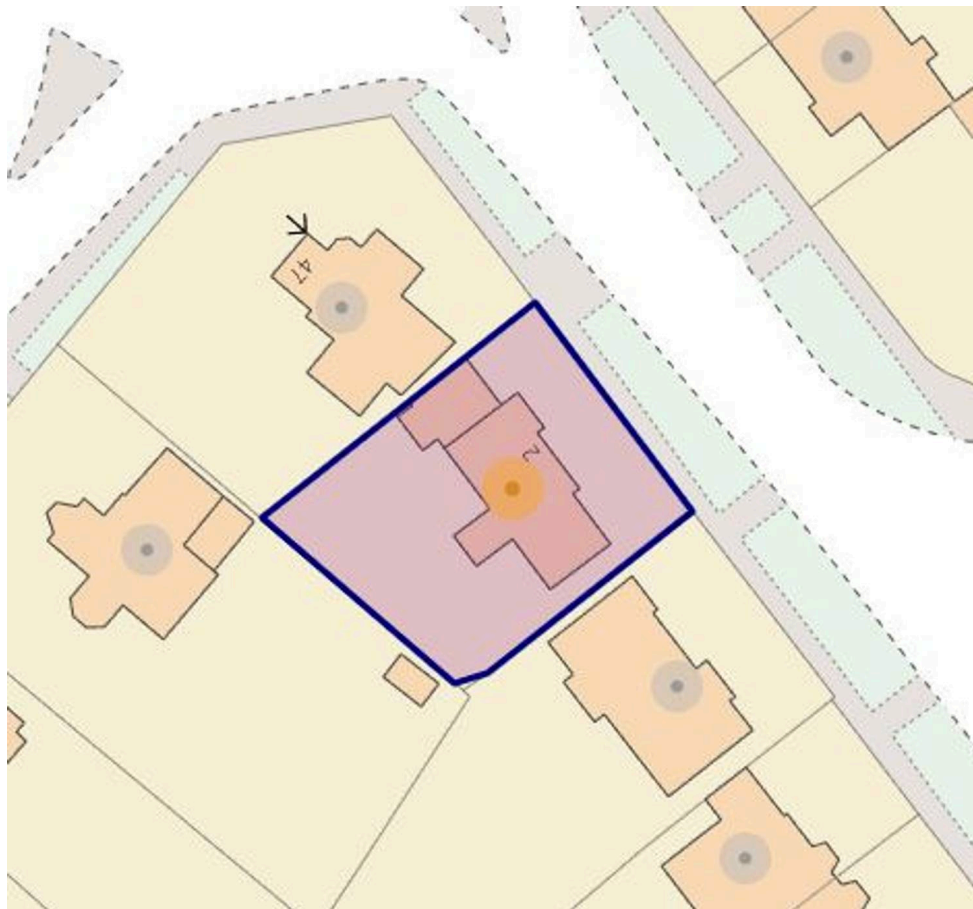
GROUND FLOOR



1ST FLOOR



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 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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