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47 Fair-Green Road, Baldwins Gate - ST5 5LS  
£485,000



A spacious five bedroom detached family house situated at the end of a very popular cul-de-sac development of executive homes, situated within the much desired village location Baldwins Gate. The property stands on a substantial corner plot, being one of the largest plots within the development.

In need of some general cosmetic updating, this family home offers well planned and proportioned accommodation and includes a substantial ground floor side/rear extension off the breakfast kitchen to create an additional third reception/family living space in conjunction with a large sun lounge, enjoying attractive views over the rear garden.

The village of Baldwins Gate is located approximately 5 miles to the south of Newcastle under Lyme, with Junction 15 of the M6 approximately 4 miles away. Amenities within the village include a local grocery store with butcher and delicatessen, post office shop, primary school, petrol station, surgery and Gastro pub.

Accommodation provides: –

Reception hall with staircase having under stair storage and internal access to an integral double garage with central heating boiler. The garage is currently divided to create a potential utility or games/media room with further store area to the front having the main up and over garage door. A cloaks WC is also accessed off the reception hallway. There is a good size secondary reception study/family room with dual aspect outlook to the front/side. The main living room is fitted with a gas fire with surround and has a large rear facing square bay window overlooking the garden.







The breakfast kitchen has a tiled floor and a range of base and wall cupboards/drawers, with sink and worktops extending to a breakfast bar. Additionally there is a large central island unit and double tall shelving cupboard. Cooking facilities are provided with a freestanding dual fuel double cooking range with extractor. A window and door gives a rear view and access onto the garden. Adjoining and being open plan to the kitchen is the extended family area with an outlook to the side aspect and further skylight. Hard flooring continues through to the adjoining large sunroom which has a glazed aspect to three sides, glass roof and double patio doors opening onto the rear garden.

The first floor comprises, a landing area with airing cupboard and loft access to a floor boarded loft with ladder attachment. Both the master and second guest bedrooms overlook the front with fitted wardrobe recesses and ensuite shower room facilities. The remaining three family bedrooms are all of good proportion and enjoy views over the large rear garden plot. A separate bathroom services the remaining bedrooms.

Externally, there is a driveway in front of the integral garage and a corner garden plot with paved pathway to the side.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C





