

FOLLWELLS

1 Linnet Close, Newcastle - ST5 6BQ

Offers Over **£275,000**

Tucked away in a quiet cul-de-sac on the highly regarded development at Linnet Close, this beautifully presented three-bedroom detached family home occupies an enviable corner plot and offers modern, energy-efficient living in a convenient yet peaceful setting. Constructed in 2021 and owned from new by the current vendors, the property has been meticulously maintained throughout, with the added benefit of a professional snagging report having been completed when first purchased, providing additional peace of mind.

The accommodation begins with a spacious and welcoming entrance hall, with stairs rising to the first floor. The generous lounge is flooded with natural light thanks to a front-facing window and patio doors opening directly onto the rear garden, creating a bright and inviting space for both relaxing and entertaining. To the rear of the property is an impressive open-plan kitchen/dining room, thoughtfully designed with a range of integrated appliances, attractive wall and base units, a breakfast bar and ample space for family dining. A useful storage cupboard enhances practicality, whilst the separate utility room offers plumbing for a washing machine, access to the rear garden and a convenient downstairs WC.

To the first floor, the principal bedroom enjoys the luxury of an ensuite shower room comprising a shower enclosure, wash hand basin and WC. Bedrooms two and three are both well-proportioned doubles, making the property ideal for families, guests or those working from home. The family bathroom is fitted with a modern white suite incorporating a bath with shower over, wash hand basin and WC.

Comfort is assured throughout the home with dual-zone heating controls, allowing independent temperature settings to the ground and first floors.











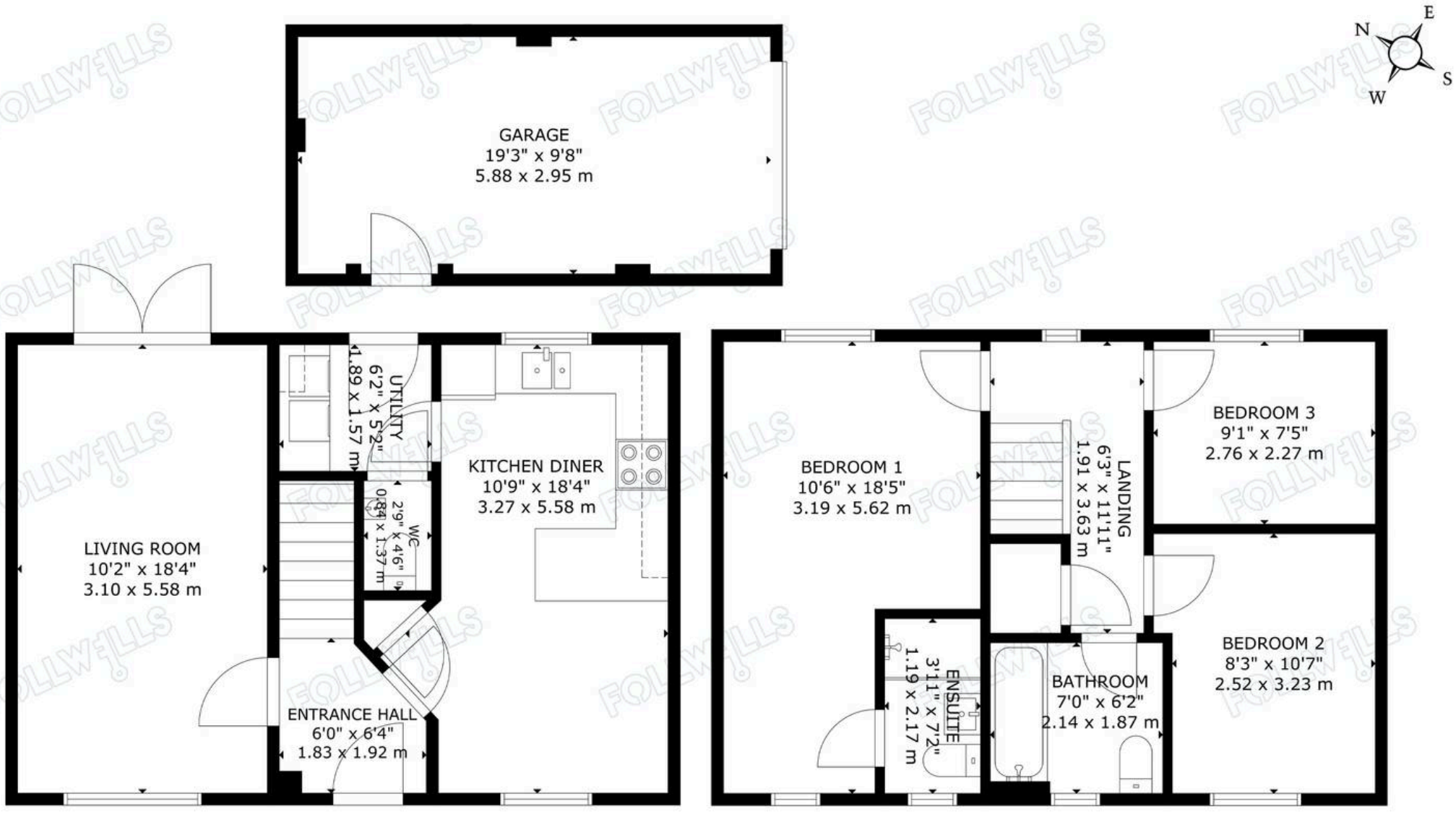


The property benefits from a number of thoughtful upgrades, including USB charging points throughout the home and wired network points within the principal bedroom, making it particularly attractive for those who work from home and require reliable connectivity. Additional loft space provides valuable storage. Externally, the home continues to impress. The tiered rear garden offers a high degree of privacy and is rarely overlooked, creating an ideal environment for outdoor enjoyment. A stunning porcelain tiled patio provides the perfect seating and entertaining area, while the remainder of the garden offers space for planting, relaxing and family activities. A detached single garage with electric door and power supply provides secure storage or workshop potential, whilst off-road parking is available for one vehicle.

Linnet Close forms part of a modern and increasingly popular residential development on the outskirts of Newcastle-under-Lyme, offering the perfect balance between convenience and outdoor lifestyle. A range of local amenities and convenience stores are within easy reach, whilst well-regarded schools including St Chad's C of E Primary School are nearby. For commuters, excellent transport links provide swift access to Newcastle-under-Lyme town centre, the A500, M6 motorway network and Royal Stoke University Hospital. Nature lovers and dog walkers will appreciate the abundance of nearby green spaces, open countryside walks and recreational areas, all contributing to the area's appeal. Combining modern accommodation, a peaceful cul-de-sac position and superb accessibility, this property is perfectly suited to first-time buyers, young families and professionals alike.

Council Tax band: C

Tenure: Freehold



GROSS INTERNAL AREA
TOTAL: 91 m²/975 sq ft
GROUND FLOOR: 45 m²/485 sq ft, FIRST FLOOR: 46 m²/490 sq ft
EXCLUDED AREAS: GARAGE: 17 m²/187 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

360 PICTURE UK