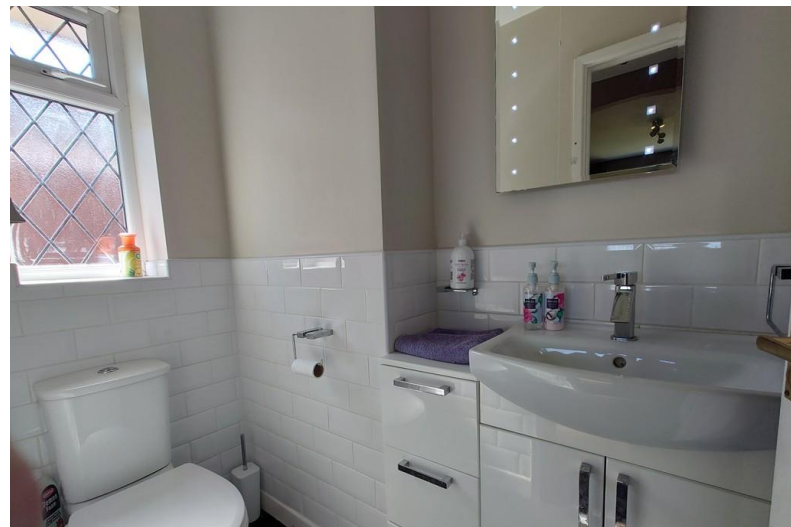




**Laurel Drive**  
Harriseahead, ST7 4LP

- A DETACHED BUNGALOW
- SPACIOUS RESIDENCE
- HALL, KITCHEN, CLOAKS/W.C
- LOUNGE/DINING ROOM
- 4 BEDROOMS & A FAMILY BATHROOM
- B RATED EPC WITH SOLAR PANELS
- UPVC, ELECTRICAL HEATING
- CONVENIENT LOCATION

**Offers In Excess Of £290,000**







## Property Description

### INTRO

A spacious extended four bedroom detached bungalow comprising a spacious interior ideal for families or retired buyers, hall, cloaks/w.c kitchen, lounge/dining room, cloaks/w.c, four bedrooms, an updated bathroom with shower, externally a long driveway, garage and a landscaped rear garden attracting afternoon sun and a great degree of privacy. UPVC double glazing, electrical heating, leased solar panels making the property an energy efficient B rating. The property is located within easy access to all amenities and road links to larger towns yet with lots of countryside nearby. Viewing essential without further delay. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav for postcode ST7 4LP and the property can be found on the left hand side.

### HALL

A part glazed UPVC entrance door, coving to the ceiling, arch to:





**CLOAKS/W.C**

Comprising a low level w.c, wash hand basin, splash back tiling, window to the side, airing cupboard.

**KITCHEN**

10' 2" x 8' 11" (3.1m x 2.72m)

A range of base and wall mounted cupboard units, worksurfaces, single drainer sink unit, built in oven and electric hob, splash back tiling, built in washing machine, space for large fridge/freezer.

**LOUNGE/.DINING ROOM**

19' 10" x 11' 10" (6.05m x 3.61m)

Bow window to the front, Marble fireplace with hearth and inset electric fire, coving to the ceiling, two electrical heaters.

**INNER HALL**

Access to the loft.

**BATHROOM**

An superb updated white suite, comprising a large enclose shower cubicle, low level w.c, wash hand basin. Chrome heated towel rail, window to the side, tiled walls, spot lights to the ceiling, Jacuzzi bath, Vanity cabinet, tiled floor.



**BEDROOM ONE**

12' 9" x 8' 11" (3.89m x 2.72m)

Bow window to the rear, fitted wardrobes.

**BEDROOM TWO**

11' 10" x 9' 8" (3.61m x 2.95m)

Patio doors to rear garden, electric heater.



**BEDROOM THREE**

10' 0" x 9' 0" (3.05m x 2.74m)

Window to the side, coving to the ceiling, electric heater.

**BEDROOM FOUR**

10' 1" x 9' 0" (3.07m x 2.74m)

Window to the side, fitted wardrobes, electric heater.



**EXTERNALLY**

**FRONT GARDEN**

A landscaped front garden, shrub borders, laid to lawn a long block paved driveway provides parking.

**DETACHED GARAGE**

19' 2" x 9' 5" (5.84m x 2.87m)

Up and over door, electric light and power, separate alarm



panel.

#### REAR GARDEN

A landscaped rear garden area with a paved patio area, gravel borders and raised fish pond. Upvc facias and soffits to the buglaow.

#### NOTE

The property has leased solar panels installed.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

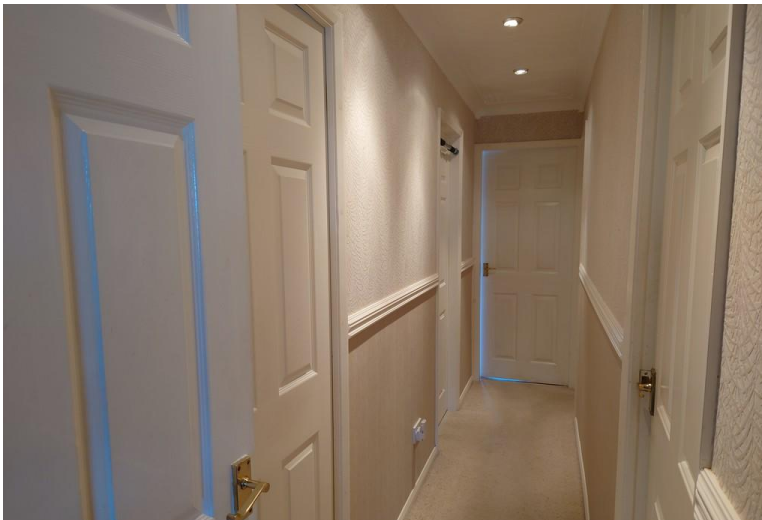


#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.



#### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

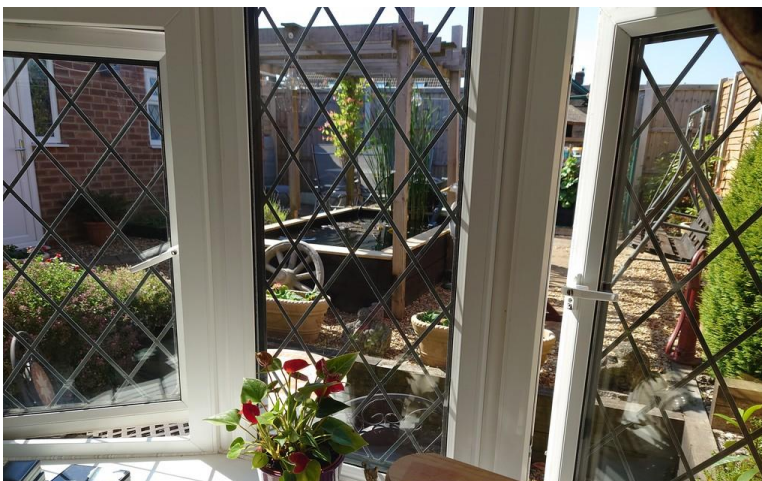
#### LOCAL AUTHORITY

Newcastle Borough Council.

#### COUNCIL TAX BAND

#### EPC RATING (PDF available online)

Current: Potential:









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.  
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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 01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements