



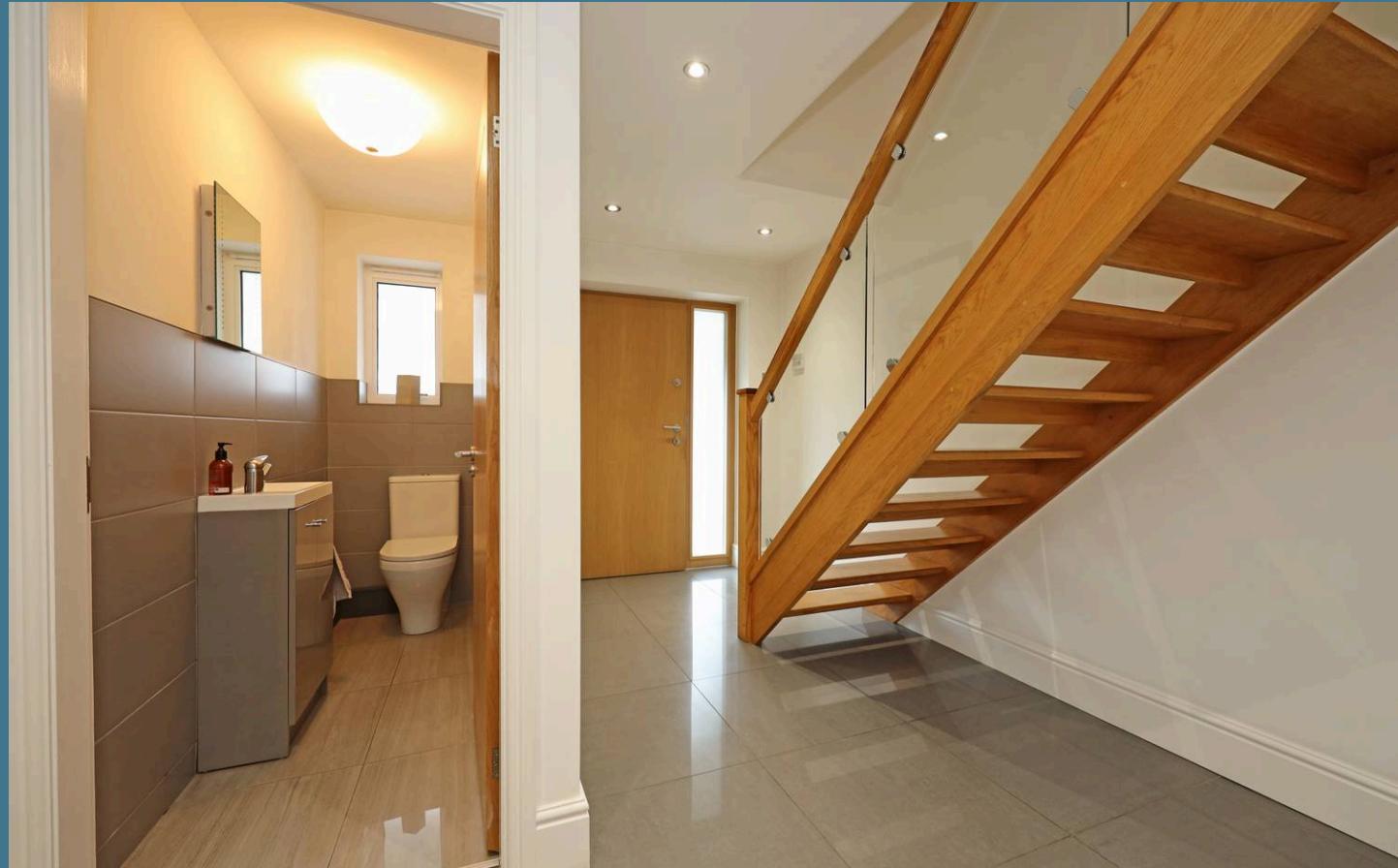
**FOLLWELL**

Orchard House, Brampton Vale Gardens, Newcastle ST5 0UJ

In Excess of £650,000

An impressive executive detached residence forming part of a unique small private development. Attractively set within the Brampton Conservation Area, walking distance of the town centre and easily accessible of the Royal Stoke Hospital. The property has been substantial enhanced and altered by the current owners to provide a modern high specification, low maintenance finish throughout. This includes stylish replacement bath/shower room suites and an extended large open plan family dining kitchen with bi-fold door access on to the rear garden. All original windows and doors have been replaced with modern high performance 'Internorm' units including a bespoke fitted main entrance door. Additionally within the garden is separate timber outbuilding containing a sauna and shower.

The property is fitted predominately with modern ceiling LED down lighting and various hard flooring throughout which includes large format tilled flooring within the spacious reception hallway that continues through to the majority of the ground floor. The hallway has a glass balustrade staircase to the first floor and a modern fitted two piece cloakroom suite with Porcelenosia tiling. The formal lounge enjoys a large front facing square bay window with fitted shutters, solid oak wood flooring and has a wall inset gas fire.





A key focal point to the property will be the family dining kitchen which is 'L' shaped in layout and includes a rear extension containing a feature glass lantern roof with remote blind and dual aspect bi-fold doors that open on to the rear garden also fitted with integrated remote blinds.

The kitchen area is fitted with a range of cream gloss base and tall range units with Corian work surface having pan drawers beneath and inset sink with Frankie boiling/filtered water tap. There is a full range of integrated appliances comprising; dishwasher, twin side by side conventional hide and slide ovens with large five ring gas hob above, glass splash back and extractor. There is an integrated coffee machine and microwave oven within the tall range, along with an inset freestanding American style fridge freezer and wine chiller all of which will be included in the sale. Further windows overlook the rear garden and the family dining area is finished with stylish modern upright radiators.



The kitchen area also leads to a separate large utility with matching cream gloss double larder unit and a cupboard beneath a wood block work surface with inset white glazed sink and a free standing washing machine and separate tumble dryer which will also be included in the sale. A window overlooks the rear garden with an external door giving side access. The central heating boiler is also located in the utility and an internal door opens to a large integral double garage. The garage has a remote roller door opening with power, radiator and hard flooring.

First floor accommodation is equally impressive with a spacious landing having loft access. There are five bedrooms in total to include four large double bedrooms, all of which have hard flooring and fitted window shutters. The master and second guest guest bedrooms have matching stylish modern replacement ensuite shower rooms with Porcelenosa tiling, double walk-in shower cubicles having mains thermostatic rain drop power shower and spray, vanity wash hand basin and W.C finished with Porcelenosa tiling. The Master bedroom also has a fitted range of wardrobes and feature patio windows overlook the rear. The third bedroom also has a range of fitted wardrobes and the fourth bedroom is fitted with matching style rear facing patio windows with Juliette balcony.

A spacious modern family bathroom serves the remaining family bedrooms which is fitted with a modern replacement four piece suite comprising Porcelenosa tiling, free-standing slipper bath and tap, corner shower cubicle with mains thermostatic rain drip power shower and spray, vanity wash hand and W.C.

The property has a shared driveway approach within the courtyard enjoying the end plot position, there is a large block paved frontage providing parking for numerous vehicles with brick wall enclosure and small lawn area. Boundary brick walls continue around to the rear garden which has another small lawn area with raised flower bed. Paved patios extend to the side pathway and a store shed is situated to the opposite side. Within the garden there is a purpose built pizza oven with storage beneath.



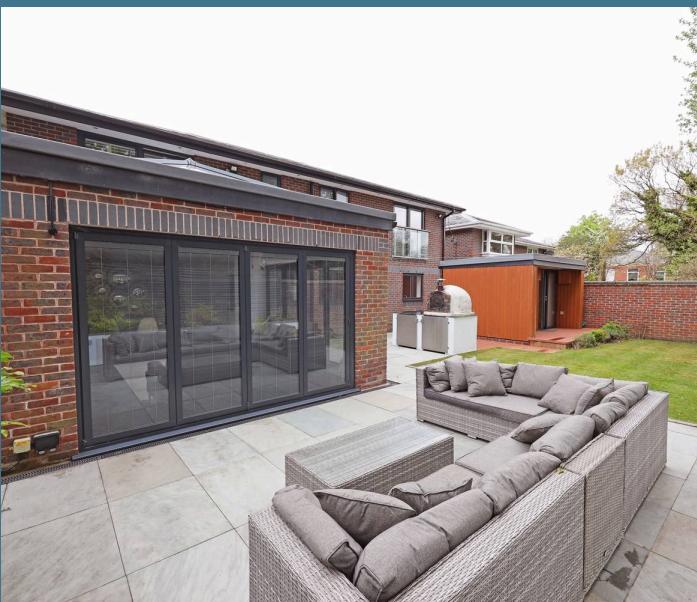


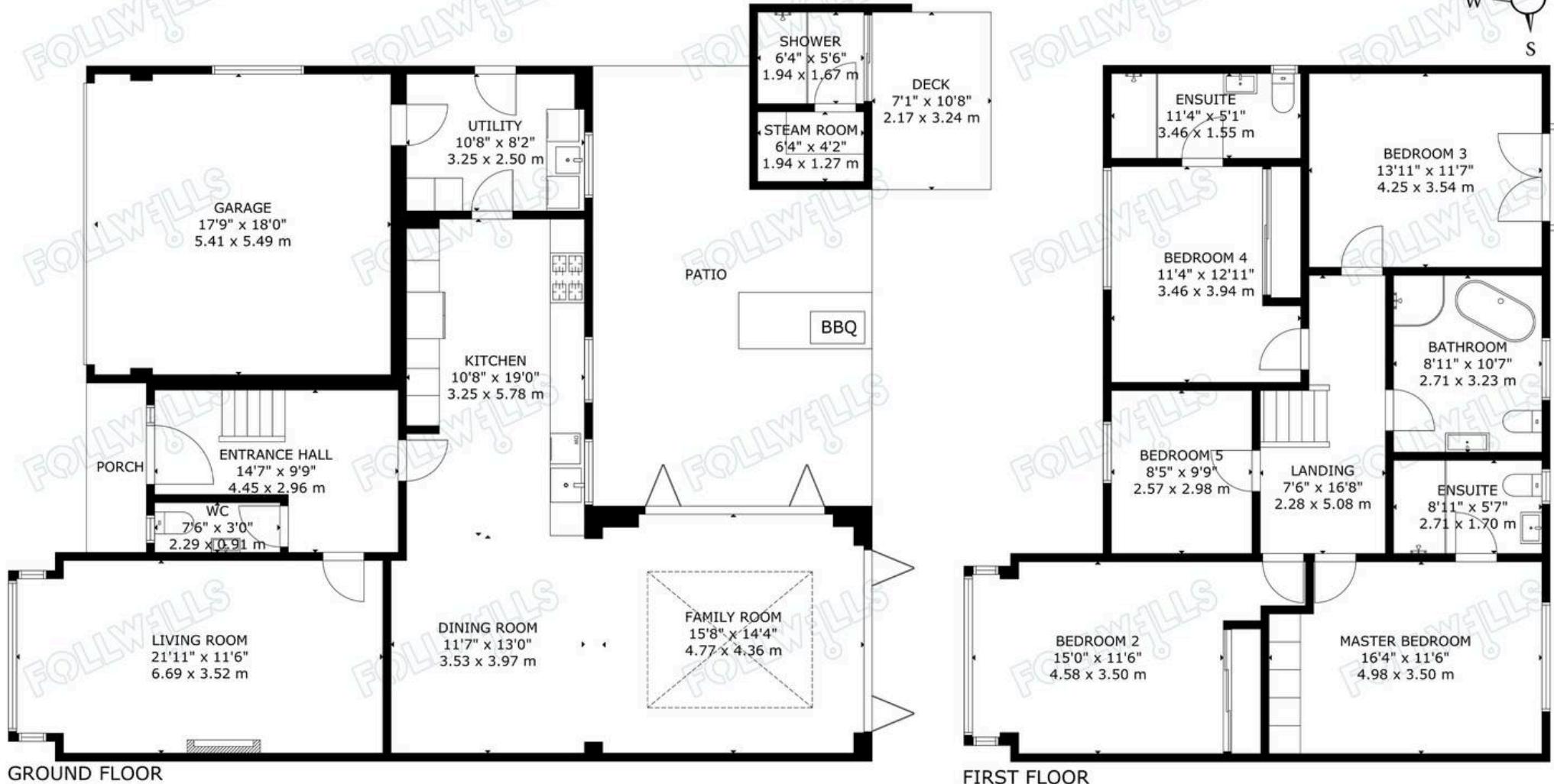
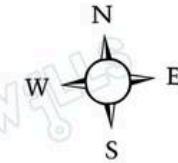
As additional feature to the sale of the property, is a rather useful freestanding timber framed outbuilding with timber decked area and sliding patio door access. It is currently fitted with a double shower cubicle having an electric shower with Porcelenosa tiling and sauna. Alternatively the outbuilding could easily be utilised as a separate work station office or garden room, ideal for outdoor entertaining.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C





GROSS INTERNAL AREA

TOTAL: 207 m<sup>2</sup>/2,233 sq ft

GROUND FLOOR: 101 m<sup>2</sup>/1,091 sq ft, FIRST FLOOR: 106 m<sup>2</sup>/1,142 sq ft

EXCLUDED AREAS: GARAGE: 30 m<sup>2</sup>/320 sq ft

DECK: 7 m<sup>2</sup>/76 sq ft, GARDEN SAUNA: 6 m<sup>2</sup>/65 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY