



FOLLWELLS

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42 Daleview Drive, Silverdale - ST5 6SF  
£285,000

- Well Presented, Detached Family House
- Generous Corner Plot
- Elevated Position
- South West Facing Rear Garden
- Popular Residential Location
- Two Reception Room & Conservatory

Positioned on an enviable corner plot within an elevated setting, 42 Daleview Drive is a beautifully presented detached residence located on the edge of the highly regarded village of Silverdale, Newcastle-under-Lyme. Situated in a quiet, established residential cul-de-sac, this property offers an exceptional balance of peaceful living alongside convenient access to urban amenities. The home features uPVC double glazing throughout and a highly functional layout designed to maximize natural light and versatile living space.

Upon entering, a spacious and welcoming entrance hall provides access to the primary ground floor rooms, including a practical guest cloakroom/WC. The principal reception room is a generous, dual-aspect lounge spanning the full depth of the property, featuring large windows to the front and rear elevations that flood the space with natural light.

At the heart of the home is a central dining room which forms a fluid, open-plan social space. This room connects seamlessly into the adjacent kitchen and opens out directly into a rear conservatory, creating an ideal environment for family life and modern entertaining. The kitchen is well-equipped with a comprehensive range of wall and base units, ample worktop surfaces, and dedicated space for freestanding appliances. The conservatory offers panoramic views of the landscaped rear garden, serving as a tranquil secondary reception space.

To the first floor, a well-lit landing leads to three well-proportioned bedrooms, each offering comfortable dimensions capable of accommodating substantial bedroom furniture. The family shower room has been comprehensively refitted in recent years to a high standard, featuring a modern white suite, a large walk-in shower enclosure, and contemporary aqua panelling to all walls for a low-maintenance, sleek finish.





The property occupies a prominent corner plot with an elevated frontage, enhancing both privacy and kerb appeal. To the front, a block paved driveway provides ample off-road parking and leads directly to a detached single garage equipped with an up-and-over door.

Secured side access leads to the beautiful South West facing rear garden, which enjoys a high degree of privacy and optimal sunlight throughout the afternoon and evening. Immediately adjacent to the conservatory is a generous paved seating area perfectly suited for outdoor dining and entertaining. From here, steps ascend to a neatly maintained raised lawn bordered by mature shrubs, decorative planting, and secure boundary fencing.

Situated on the periphery of Silverdale, the property benefits from excellent local infrastructure. Silverdale Country Park is just a short distance away, offering expansive green spaces and walking trails. The historic market town of Newcastle-under-Lyme is located approximately two miles to the east, providing a comprehensive range of high-street retail, supermarkets, bars, and restaurants.

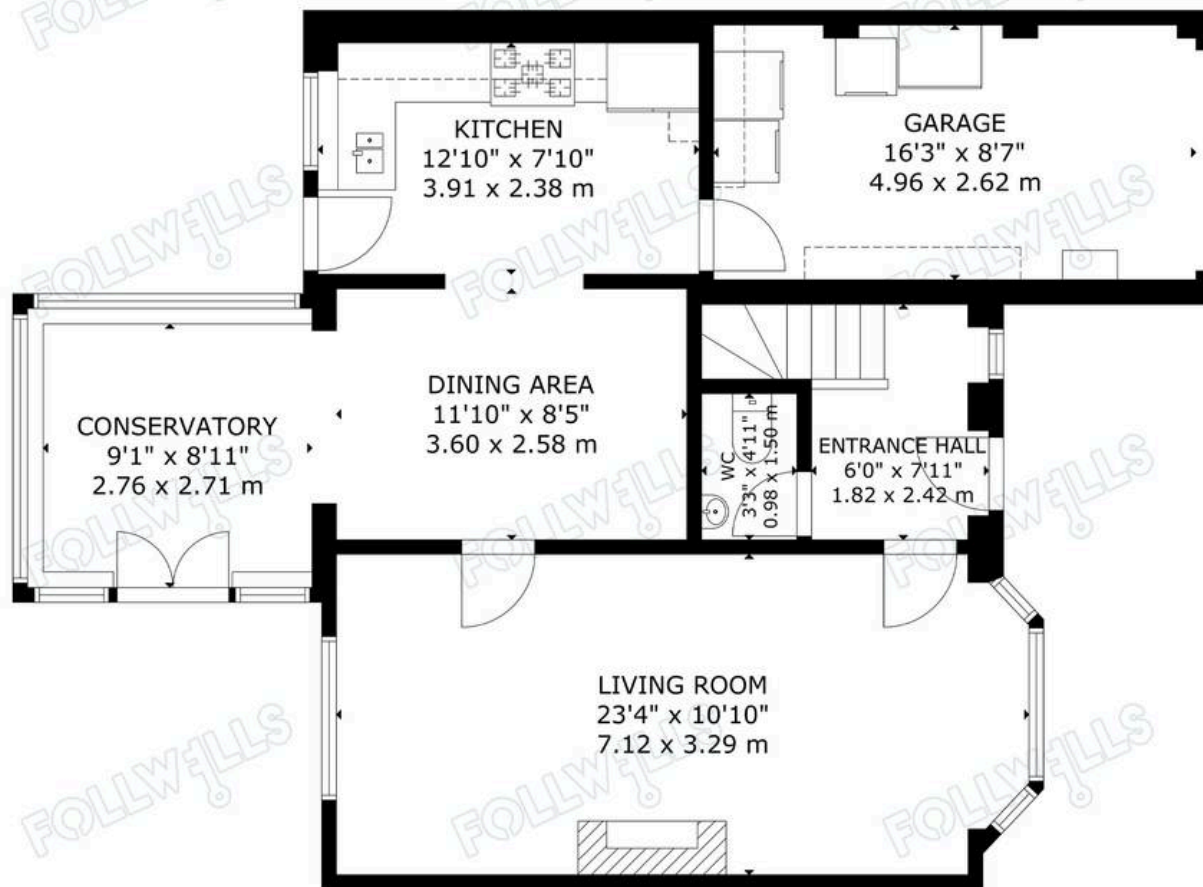
For commuters, the property is strategically positioned for access to the A500 and M6 motorway network (Junctions 15 and 16), while nearby Stoke-on-Trent railway station offers direct regular services to Manchester, Birmingham, and London Euston. Highly regarded primary and secondary schooling options are also available within the local catchment area.

Council Tax band: C

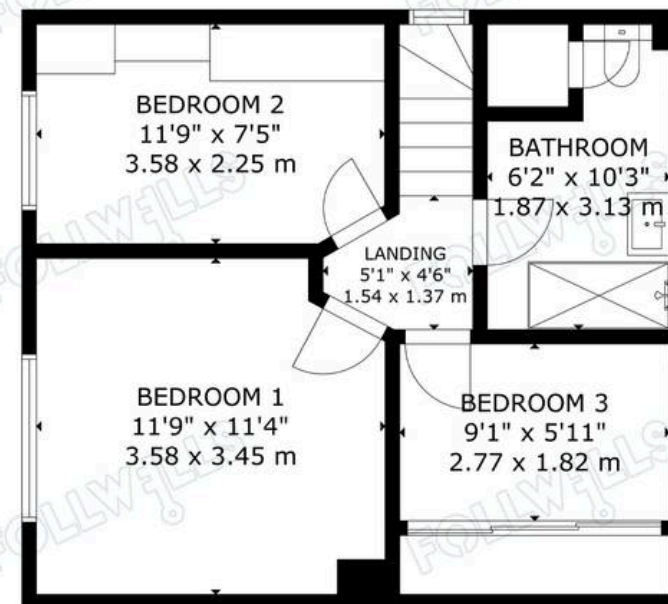
Tenure: Freehold

EPC Energy Efficiency Rating: C





GROUND FLOOR



FIRST FLOOR