



FOLLWELLS

3 Hadleigh Close, Newcastle - ST5 4LD

Offers Over £240,000

- Three Bedroom Link-Detached House
- Quiet Cul-de-sac Position
- Well Regarded & Established Location
- South Westerly Rear Garden
- Off Road Parking & Garage
- Convenient for Local Amenities

Located in a quiet and established cul-de-sac within the popular residential area of Westbury Park, this well-proportioned three-bedroom link-detached property offers practical, light-filled living space exceptionally well suited to a young family.

The accommodation opens via an entrance hallway that leads directly into a bright and spacious living room featuring a front-facing bay window. Beyond, a full-width open-plan kitchen diner serves as the central hub for daily family life, fitted with ample unit storage, dedicated space for appliances, and French doors opening onto the patio. Adding to the practical design of the home, the kitchen provides direct internal access into the attached single garage, offering convenient integrated storage and utility potential.

On the first floor, the landing connects three comfortable bedrooms and the family bathroom. The primary bedroom is a generous double room situated at the front of the home, while the second double bedroom enjoys pleasant views over the rear garden. The third bedroom offers a versatile space, perfect as a child's room, nursery, or dedicated home office. Completing the upper floor is a modern family bathroom fitted with a crisp white suite, over-bath shower, contemporary wash hand basin, and low-level WC.





Externally, the front of the home features a driveway providing convenient off-road parking alongside a small lawned area. The fully enclosed rear garden benefits from a sunny south-westerly aspect, combining a paved patio area, lawn, and mature planted borders to create a safe, private space for children and outdoor relaxation.

The location is well catered for by local amenities, situated within short walking distance of Bunny Hill for green space and recreation. Daily conveniences are available close by at the Westbury Park shopping area, which includes a Co-op food store, local takeaways, and The Westbury Tavern. The property also benefits from excellent local transport links, providing quick and easy access into Newcastle-under-Lyme town centre and key commuting routes.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



