



## 64 Ferndown Drive, Newcastle

£285,000 Freehold



Highly sought-after location in the Westlands, offering nearby access to top rated schools, local shops, eateries, and Newcastle town centre. Plus commuting is a breeze with nearby travel links.

- Beautifully presented and extended three-bedroom link-detached home offering well-designed living spaces including a living room with log burner, dining room, conservatory, and shaker-style kitchen.
- Three generously sized double bedrooms including the extended third bedroom, all offering fitted wardrobes. Modern bathroom with floor-to-ceiling tiles and a bath/shower duo.
- Low maintenance South-West facing rear garden with ample patio seating space and a lower tier that has room for storage.
- To the front, a driveway with ample off-road parking leads down to a single garage offering further secure storage spaces.



Welcome to Ferndown Drive, a home so well rooted that even the ferns are impressed. This spacious three-bedroom link-detached beauty has branched out in all the right ways, offering generous extended living spaces and a well-designed layout that's truly fern-tastic for modern family living.

Enter the home and you'll immediately find a warm and inviting living room that is complete with a log burner for all to enjoy. Continue further to the dining room, a bright space ready to host friends for games night or family for your famous Sunday roast, with an open flow into the conservatory, which offers an upgraded glass roof and underfloor heating. The extended kitchen is home to beautiful shaker-style cabinetry, plenty of room for appliances, and a lovely view over the rear garden.

Upstairs is home to three generously sized double bedrooms, including the extended third bedroom, and all boast fitted wardrobes. The modern bathroom offers a bath/shower duo, a vanity sink and a W/C.

Outside your low-maintenance garden heaven awaits, set in a sought-after South-West facing orientation with generous patio seating space and a lower tiered space offering room for storage. To the front, a driveway with off-road parking leads to a single garage that is ideal for further storage.

#### Location

The Westlands is a highly sought-after residential area located in Newcastle-under-Lyme that is well known for its excellent schooling options, community spirit, and locality to the town centre.

**Newcastle-under-Lyme** is a vibrant and historic market town, situated adjacent to **Stoke-on-Trent**, the town benefits from excellent transport links via the **A34**, **A500**, and nearby **M6 motorway**, as well as convenient rail connections through Stoke station, making it an attractive base for both commuters and families.

A lively **town centre** is home to a mix of independent shops, cafés, and high-street brands, complemented by regular **markets** and a strong sense of community. The area offers a variety of leisure and cultural amenities, including the popular **New Vic Theatre**, the **Brampton Museum**, and several green spaces such as **Brampton Park** and the nearby **Apedale Country Park**.

**The Royal Stoke University Hospital** is located in **Newcastle**, and is one of the largest and most advanced teaching hospitals in the region.

Newcastle-under-Lyme is home to several highly regarded state and independent **primary and secondary schools**, as well as **Newcastle-under-Lyme College**. The town also lies close to **Keele University**, an internationally recognised institution known for its high-quality teaching, research excellence, and beautiful campus.

**Newcastle-under-Lyme** offers an appealing and well-connected environment for residents, students, and visitors alike.



**Fern-tastic three-bedroom link-detached home with extended living areas, conservatory, modern kitchen, low-maintenance garden, garage, and off-road parking in sought-after Westlands, Newcastle-under-Lyme.**  
Council Tax band: C

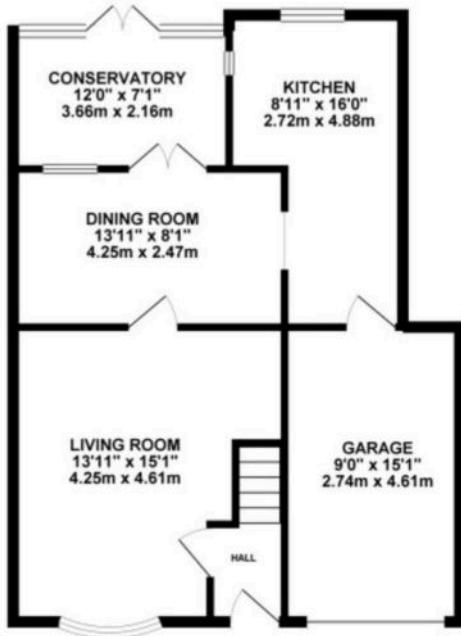
Tenure: Freehold

EPC Energy Efficiency Rating: C

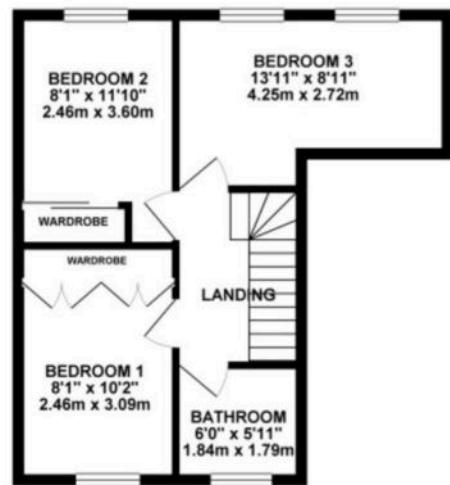
EPC Environmental Impact Rating: C



GROUND FLOOR 659.51 sq. ft.  
( 61.27 sq. m. )



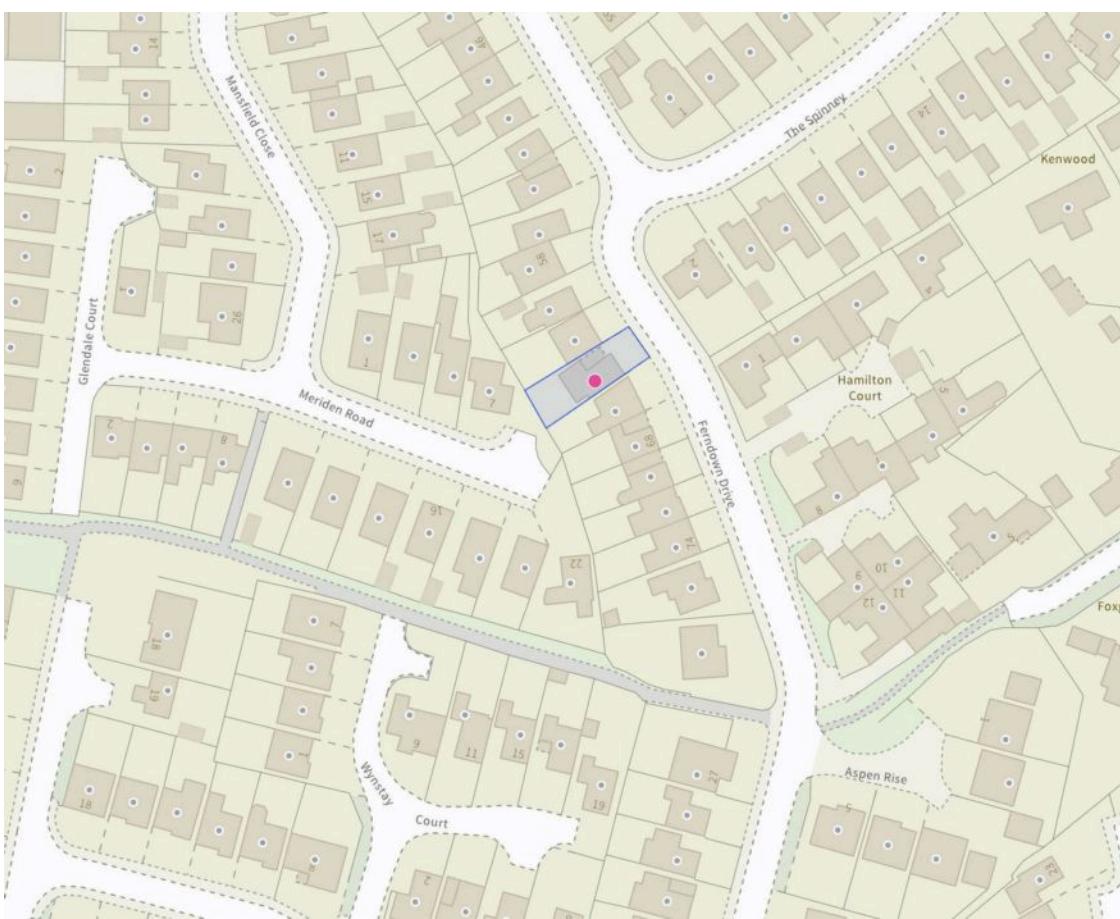
1ST FLOOR 399.41 sq. ft.  
( 37.11 sq. m. )



TOTAL FLOOR AREA : 1058.92 sq. ft. ( 98.38 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.

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