



1 Sneyd Avenue, Newcastle

£575,000 Freehold



Magical four-bedroom detached home on Sneyd Avenue, ideal for families and upsizers, offering spacious, versatile accommodation, character and exciting potential throughout. • Porch, large hallway, living room, office with French doors, sitting room, dining room, kitchen, utility, WC, storage and potential for open-plan living (STNPP). • Four versatile bedrooms, family bathroom, separate WC and a wrap-around balcony overlooking the beautiful garden. • Wrap-around gardens with patios, double garage, block-paved driveway, former fitness studio with sauna & shower room offering versatile potential. • Situated in sought-after Newcastle-under-Lyme, close to schools, amenities, commuter links, shops and countryside, making it perfect for modern family living.



Dear Mr Potter,

We are delighted to inform you that you have been accepted... not to Hogwarts, but to a magical opportunity on Sneyd Avenue! Nestled in the heart of Newcastle-under-Lyme, this four-bedroom detached home is waiting for the right witch, wizard or Muggle family to work their magic. Much like Hogwarts itself, this home is full of character, charm and endless potential. For those with imagination and a vision, it's ready to be transformed into something truly spellbinding. Perfect for growing families or upsizers looking for generous living space and the chance to create their dream home, this is an opportunity that's rarer than a Golden Snitch.

So leave the Floo Powder at home, hop off your Nimbus 2000 and make your way to Sneyd Avenue...

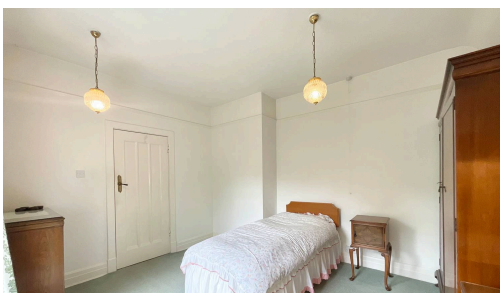
Step through the porch and into a grand entrance hall, where your magical adventure begins. To the left, you'll discover a spacious living room, a cosy spot for gathering around after a long day at the Ministry, which flows effortlessly into a versatile office with glazed French doors opening onto the garden. Whether you need a study worthy of Professor McGonagall or a peaceful retreat for home working, this room is ready for whatever spell you cast upon it. There's also a further sitting room with a beautiful bay window, offering yet another inviting space to relax, while the separate dining room is the perfect setting for everything from family feasts worthy of the Great Hall to celebrations with friends. The kitchen has already had a touch of magic, having been recently updated with sleek white cabinetry, a built-in oven and grill, induction hob, stainless steel one-and-a-half bowl sink with drainer and space for further appliances. Better still, (subject to the necessary planning permissions), there's the exciting potential to combine the kitchen and dining room to create one spectacular open-plan family hub, because every great wizard knows the kitchen is where the real magic happens! Completing the ground floor is a practical utility room with additional sink and appliance space, a convenient WC and handy storage areas that would impress even Hermione Granger.

Climb the stairs (thankfully they don't move!) and you'll find four versatile bedrooms ready to become whatever your heart desires, whether that's peaceful sleeping quarters, children's bedrooms, a home office or perhaps even your own potions room. The family bathroom has also been recently updated, featuring a panelled bath, separate walk-in shower, WC and pedestal wash hand basin, while a separate WC with wall-mounted wash hand basin helps keep the morning rush running smoother than the Hogwarts Express. And as if that wasn't magical enough, a wrap-around balcony provides the perfect place to stand and admire the grounds that could soon be yours.

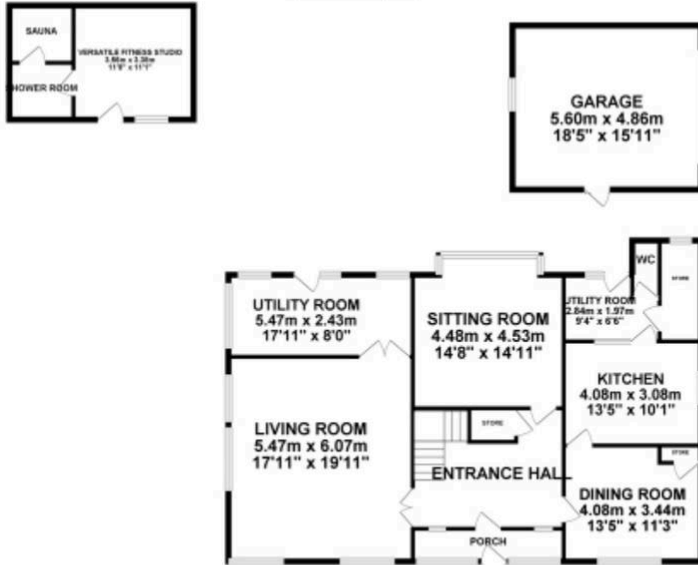
Outside is where this property really casts its spell. Occupying a plot of approximately 0.37 acres, the garden wraps around the home with beautifully maintained lawns and patio seating areas, providing endless space for little witches and wizards to play, summer entertaining or simply enjoying the peace and quiet. A double garage offers excellent storage, while a former fitness studio presents an exciting opportunity to create a home office, games room, studio or gym once again. It even comes complete with a sauna room and shower room, just waiting for someone to restore them to their former glory. To the front, a generous block-paved driveway provides parking for multiple vehicles, so there's plenty of room for visitors... although broomsticks are, of course, welcome too.



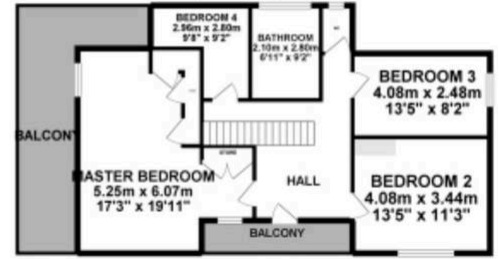
Your Hogwarts letter has arrived! A magical four-bedroom detached home on Sneyd Avenue, Newcastle-under-Lyme. Perfect for families and upsizers, offering superb space, 0.37-acre plot, and endless potential! Close to schools, amenities, commuter links, and shops. Council Tax band: G
Tenure: Freehold



GROUND FLOOR 168.75 sq. m.
(1816.45 sq. ft.)



1ST FLOOR 76.97 sq. m.
(828.47 sq. ft.)



TOTAL FLOOR AREA : 245.72 sq. m. (2644.92 sq. ft.) 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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