



FOLLOW  **LLS**

11 Priory Road, Newcastle - ST5 2EL

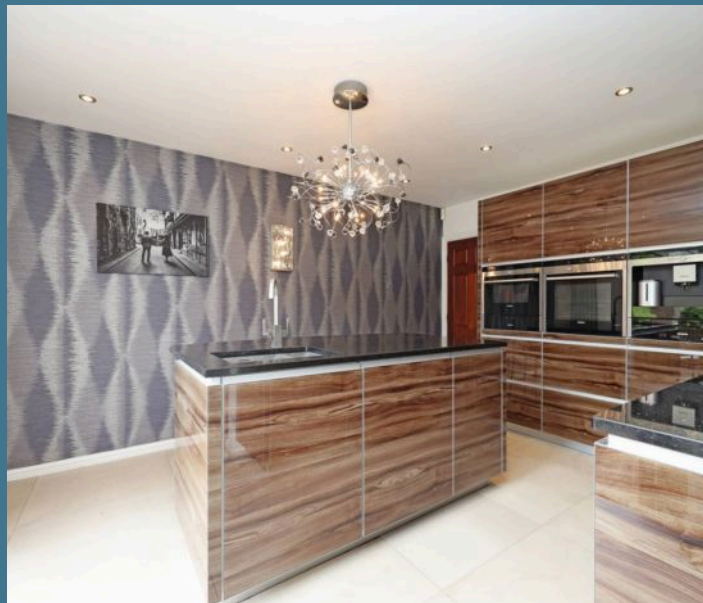
In Excess of £700,000

This deceptively spacious house has been extended to the side and rear creating a large family home with extremely versatile and semi open plan accommodation including up to four interlinked reception areas as well as having four double bedrooms.

The house occupies a generous garden plot extending to approximately one quarter of an acre and is situated in a most sought after and highly regarded location on a no through road near to Newcastle town centre.

The property is appointed to a very high specification including refitted aluminium windows replaced in 2022/23, high quality German fitted kitchen with granite worktops and luxury bathroom suites.

On entering the house visitors are greeted by a spacious reception hall having parquet flooring and with return staircase to the first floor. The guest cloakroom features a Villeroy and Boch suite with a wash bowl set on a marble top. From the hall access leads to the main sitting room with Portland stone fireplace and two stained glass windows to the front elevation. A wide aperture opens into the garden room having a full width sliding glass door leading out to the rear garden and atrium style glass lantern within the roof.

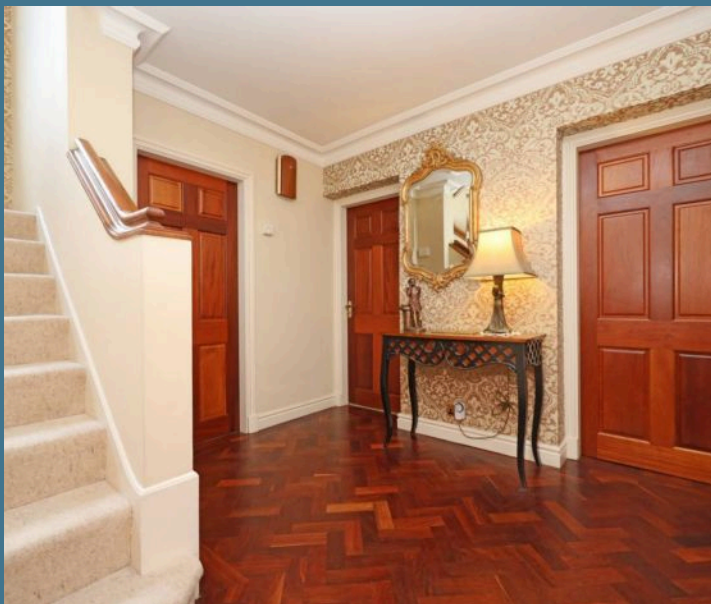




The music room was added around 2007 and features a vaulted ceiling with windows to front and rear elevations having plantation shutters.

The final reception room is the dining room which features continuation of the parquet flooring from the hallway and recently replaced Crittall door leading into the garden room.

The kitchen is fitted with high quality German units including an island with breakfast bar and black granite worktops. Integrated Siemens appliances including an electric oven, microwave, coffee machine and dishwasher, along with five ring Smeg gas hob with black glass extractor hood above. The kitchen also includes an AEG American style fridge freezer with wine chiller. Bi-fold glass doors lead out to the rear garden with a glass covered canopy off the kitchen ideal for alfresco dining in the British weather! A utility room completes the ground floor accommodation and provides internal access to the garage.



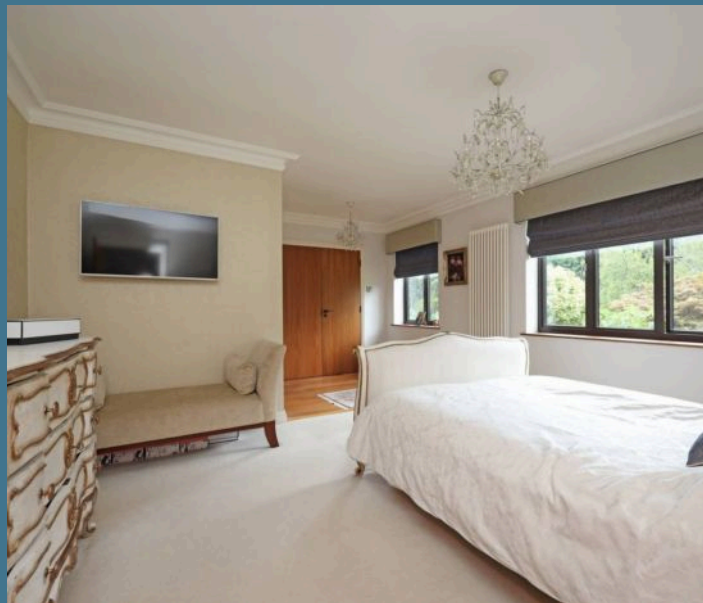
To the first floor a bright and airy landing gives access to four double bedrooms, the master of which has a large dressing area with luxury en suite shower room.

The three further bedrooms are served by the family bathroom which has recently been refitted with a contemporary white suite.

Outside the property is approached over a tarmac driveway providing ample off road parking and leading to a single integral garage with power, light and a recently replaced electric door. There is a lawn to the front of the house with a low level walled frontage and an extensive rear garden includes paved seating areas adjacent to the house, with steps up to a large flat lawn surrounded by mature hedging with well stocked borders and fruit trees. We are advised that the property also has vehicular access to the rear from a service lane through double gates to the rear garden.

The property is located on the rise above Priory Road, a quiet no through road which gives access to a number of other large detached dwellings. This is a most convenient position being just a short distance from Newcastle town centre, whilst also providing the peace and quiet of an established suburban location.

A detailed inspection is strongly recommended to fully appreciate the space and quality of accommodation on offer.



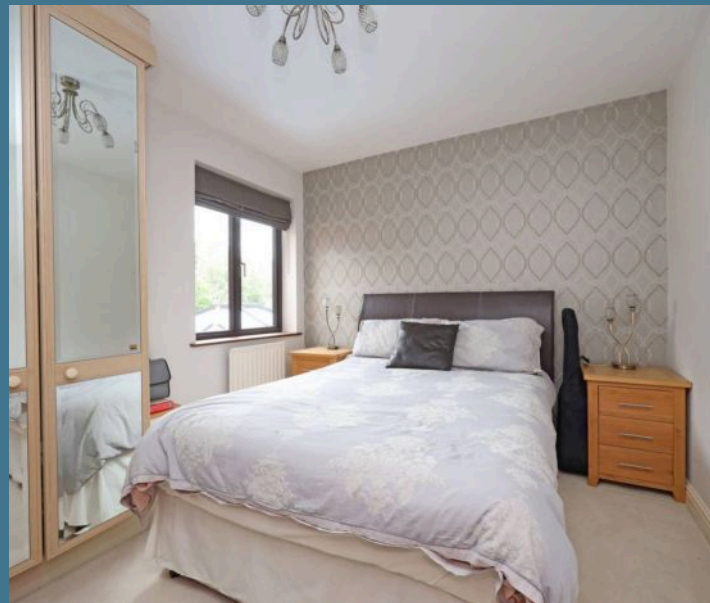


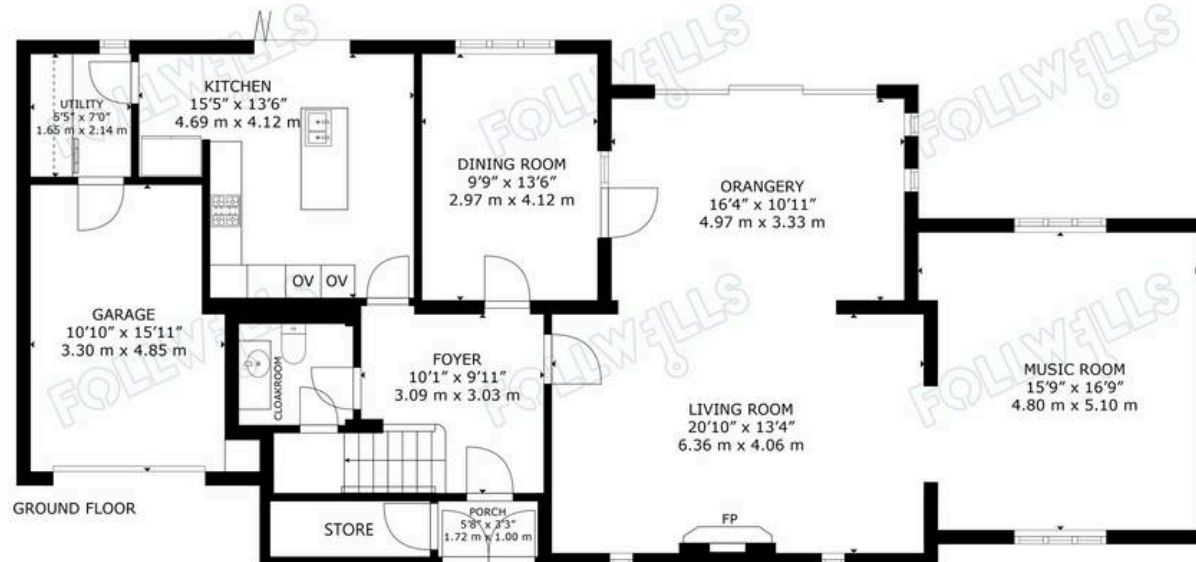
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Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C





FOLLOWILLS

GROSS INTERNAL AREA
TOTAL: 224 m²/2,416 sq ft
GROUND FLOOR: 121 m²/1,310 sq ft, FIRST FLOOR: 86 m²/922 sq ft
EXCLUDED AREA: GARAGE: 15 m²/166 sq ft, PORCH: 2 m²/18 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

360
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