



**FOLLOW**  **LLS**

4 Primrose Grove, Newcastle - ST5 0SF  
£210,000

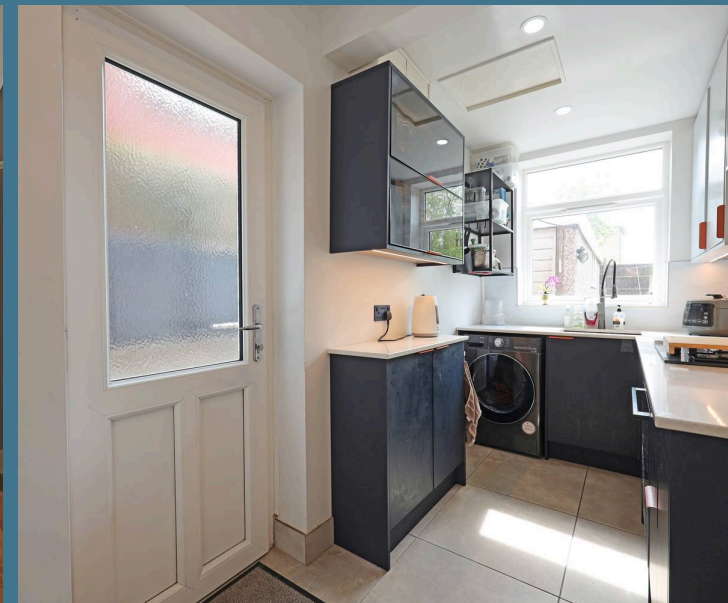


- Traditional Three Bedroom Semi Detached House.
- Convenient for Town Centre
- Refitted Kitchen and Shower Room.
- Replacement Roof With Warranty Remaining
- Off-Road Parking
- South Facing Rear Garden
- Good Level of Privacy Not Directly Overlooked

A traditional three bedroom semi-detached house situated in a small cul-de-sac of similar standing properties with south facing garden and conveniently situated for the town centre. Improvements by the current owners include refitted kitchen, family shower room and a replacement roof (with remaining 20 year warranty from 2023). Also replacement soffits and fascias (with 10 year remaining warranty from 2023) and replacement boiler.

Accommodation comprises:

Entrance hall, with original wood block floor and staircase having under stairs store. Large bay fronted through lounge/diner having bi-fold door providing access to the rear garden. Kitchen re-fitted with modern units with quartz work surface and splash-back panels. Integrated slimline dishwasher, combined electric oven and gas hob with extractor. External side door and window facing rear. Cloakroom with new central heating boiler, WC with space saver wash hand basin and cupboard.







Landing to first floor with loft ladder leading to floor boarded loft having skylight. Three bedrooms having laminate hard flooring and bay window overlooking the front to the master bedroom. A family shower room has been re-fitted with a deluxe shower suite comprising walk-in shower cubicle with large variable rain shower and spray attachment, wall hung table top vanity wash hand basin with concealed waterfall tap and enclosed dual flush WC

There is concrete hard standing to front providing double width parking for vehicles and wide pedestrian access to the side of the property.

A fence enclosed rear garden enjoys a south facing aspect with concrete patio and lawn with borders and decking. There is also a sectional store garage with replacement roof and up and over door.

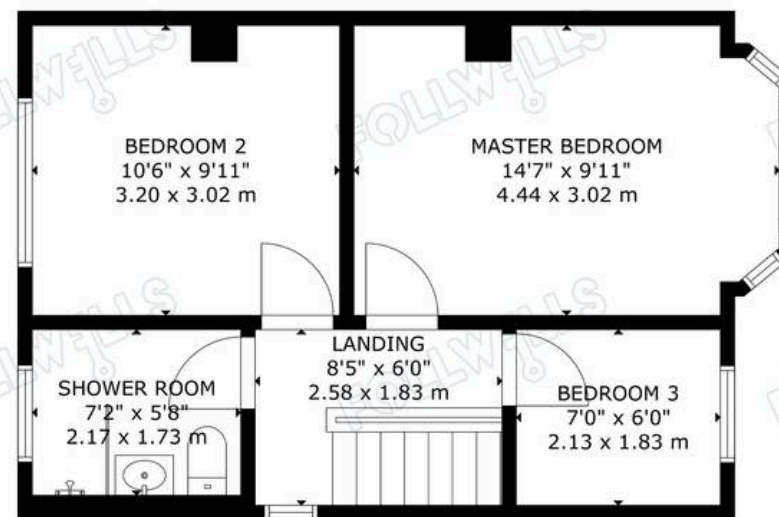
Council Tax band: C

Tenure: Freehold

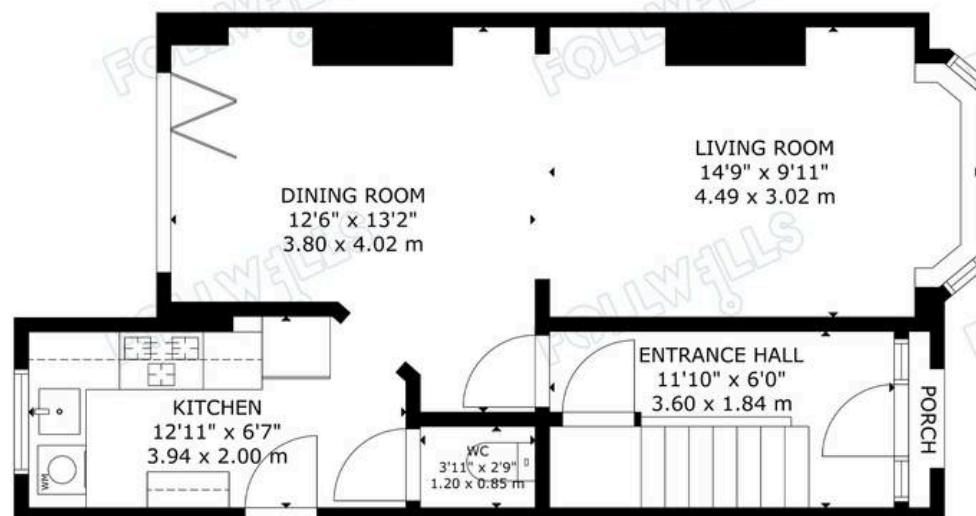
EPC Energy Efficiency Rating: C







**FIRST FLOOR**



**GROUND FLOOR**