



FOLLOWLLS

2 Monaco Place, Westlands, Newcastle - ST5 2QT
£295,000

A two bedroom detached bungalow situated at the entrance of a cul-de-sac within a choice location off Paris Avenue. The bungalow has been historically extended to the front elevation creating larger hallway entrance with separate combined utility/cloakroom and an additional dining area off the main lounge.

Front entrance to the bungalow is from a UPVC porch leading to a pleasant reception hallway with double coats cupboard and Karndean flooring that runs through to the kitchen and inner hall area. The hallway provides access to the front dining area, kitchen and a useful, separate combined utility/cloaks which is fitted with a WC, wash basin and has provision for both washing machine and separate dryer with double cupboard unit above.

The refitted kitchen has a good range of modern cupboard and pan drawer units with sink and worktops, integrated slimline dishwasher and gas hob with extractor. There is a matching range of cupboard units with further integrated one and a half electric grill oven and separate microwave. Additionally, there is larger storage and recess space for a fridge freezer. A window and door overlook and give access out onto the side aspect driveway.

The extended dining area has a large picture window to the front and archway access through to a spacious lounge with decorative ceiling and a coal effect gas fire fitted with Adam style surround and marble hearth. A door from the lounge leads to an inner hallway which opens to the remaining rooms and has second access from the kitchen.





The shower room is also fitted with a modern suite, comprising corner shower cubicle with main shower and splash panel, double drawer unit wash hand basin and WC. There are two good size bedrooms both having an attractive outlook onto the rear garden which includes, large siding patio door access from the second bedroom.

Externally, there is block paving to the front and side providing parking with an EV charging point, and leads to a detached brick garage to the rear which is fitted with a front up and over door and has power connection. The remaining front garden area has decorative stone chippings with assorted shrubs. To the rear is an attractive and private enclosed garden with lawn area and pathways leading to a block paved sun patio with further well stocked plant/shrub bed and a garden shed.

Agents Note: Red Ash Test 22/06/2025 1370mg/l SO4 (class 2) with floor membrane.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



