

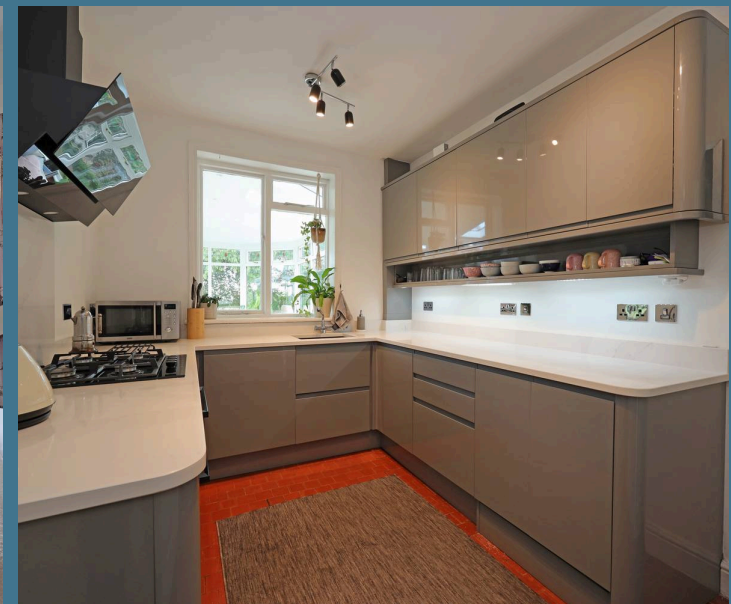


FOLLOWWILLS

14 Norman Grove, Newcastle - ST5 0NF
£295,000

A traditional semi detached house holding a quiet street position within a much desired town location. It stands on a good width plot offering possibility of side extension (STPC) and has an attractive private rear garden. The property provides well proportioned accommodation throughout, to include three practical sized family bedrooms and a substantial rear sun lounge, which is centrally heated and fitted with an insulated roof to create a most useful extra family living space for all seasons. The kitchen has also been recently refitted with modern grey gloss units and integrated appliances.

Entrance is through a splayed bay porch and an original feature part glazed entrance door opens to the reception hallway, this has further original panel doors to rooms and a return split staircase to the first floor. The front reception sitting/dining room with original bay window fitted with replacement glazing has attractive open tiled hearth fireplace and carved wood Adam style surround. A spacious rear living room is fitted with a gas fire and marble hearth/surround having French doors that open to a substantial P shaped family sun lounge. Originally having brick base and UPVC glazing and is now fitted with a light frame insulated roof so that it can be used for throughout the seasons. The kitchen has been refitted within the last couple of years with quartz tops and grey gloss units. Integrated appliances comprise; fridge, dishwasher, double electric grill oven and gas hob with extractor. External access can be obtained from from a glazed door into a side porch off the kitchen which also leads to a cloak/WC.





The split landing area has a window on the half landing with access to another WC. Loft access is from the main landing with original panelled doors opening to the first floor accommodation. All three bedrooms are of good family size proportion with the main and second bedroom having ornate feature fireplaces. Bedroom one and three overlook the rear garden. The family bathroom is fitted with an electric shower over the bath and a wash basin. A combination central heating boiler is located within the airing cupboard recess.

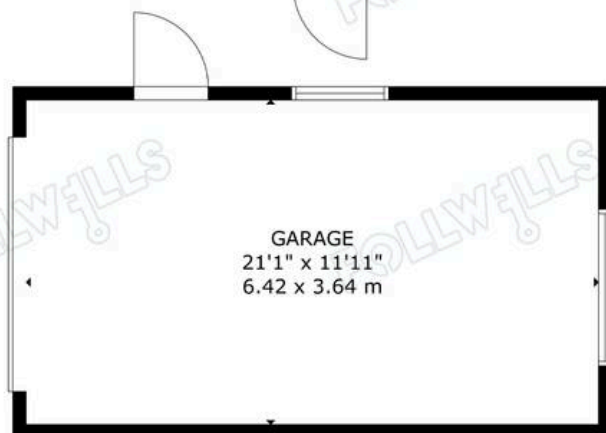
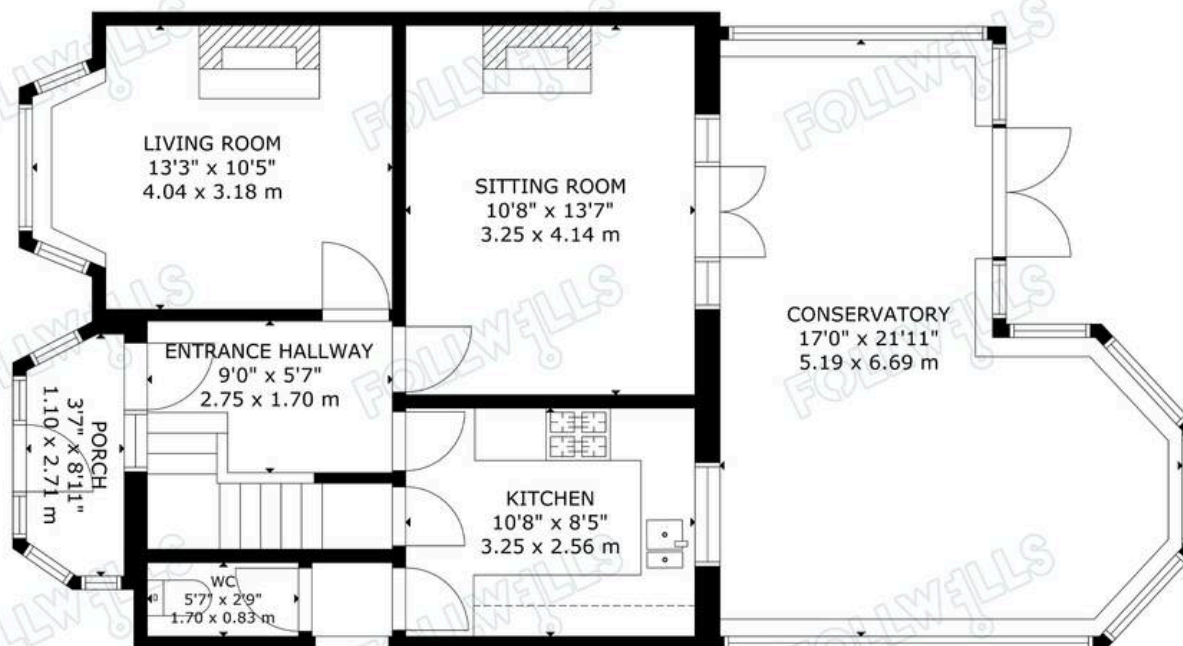
Externally the house stands on a good width plot with off-road parking and a large sectional garage/workshop which is fitted with an automatic roller door and has power connection. There is a small lawn with beds and garden wall to front boundary. The rear offers an attractive and private garden space with fence enclosures, lawn and patio areas.



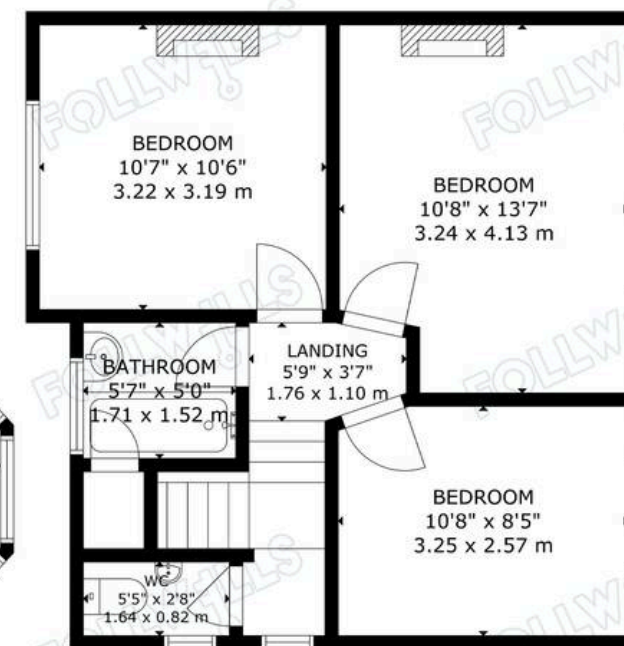
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR



FIRST FLOOR

