



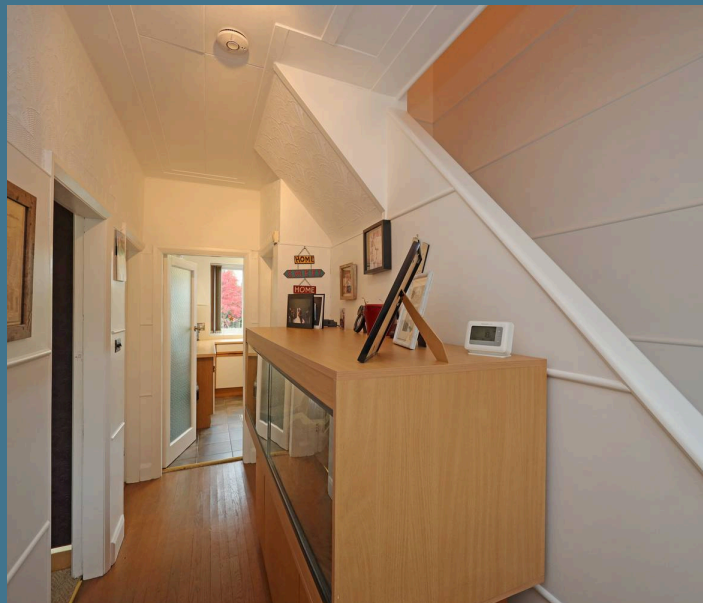
FOLLOW  **LLS**

45 Sandon Avenue, Newcastle - ST5 3QB
£390,000

An extended traditional semi detached house holding a highly regarded position within the Westlands district. Standing on a generous sized plot with ample parking leading to an integral garage and a large family sized rear garden which is not directly overlooked from the rear boundary. The property is ideally suited for a growing family providing two separate reception rooms with rear conservatory and breakfast kitchen. Spacious first floor accommodation with four bedrooms and three separate bath/shower rooms. The property also offers some original character features, including decorative art deco ceilings to the reception and original bedrooms.

Enclosed entrance porch opening to reception hallway with return staircase having under stair storage and original panelling to first floor. The two main reception rooms consist of a large bay fronted dining/sitting room with tiled fireplace and decorative art deco ceiling. The second reception living room also has a has an original decorative ceiling with freestanding electric fire/surround and original leaded glazed French doors/side panels opening to a UPVC conservatory which overlooks the garden with patio door access. The breakfast kitchen comprises of an enamel sink set within work tops that extend to breakfast bar area with a range of base and wall units and a decorative tiled floor.

There is space for various freestanding appliances, including plumbing for dishwasher and a gas cooker point. Additionally, there are feature internal wall store cupboards and a large window enjoys views over the rear garden. From the kitchen a side porch gives access to a tiled cloakroom/WC and separate store/drying room with radiator. Off the side porch is a full depth lean to/utility area with space and provision for further white goods including plumbing for washing facilities. There is also external access to both the front and rear.





The first floor provides L shaped landing area with wardrobe storage. The master bedroom has a repeat large bay window overlooking the front with fitted wardrobe/cupboard units and decorative art deco ceiling. An ensuite shower room is situated off the bedroom with a large step in shower cubicle having electric power shower, WC, wash basin and bidet. A second principal bedroom with built wardrobe has loft access with pulldown ladder to roof void, further decorative ceiling and a large picture window overlooking the rear garden and open aspect beyond. The smallest bedroom which is large enough to accommodate a family member (currently used as a study) also enjoys views over the rear garden with built in wardrobe and further decorative ceiling. The corridor landing continues to the first floor extended area providing a third double bedroom with dual aspect outlook to front and side and a further ensuite shower room to include corner tile shower cubicle with electric shower, wash basin and WC. In addition there is a separate spacious family bathroom incorporating a three-piece suite with electric shower and splash screen over bath.

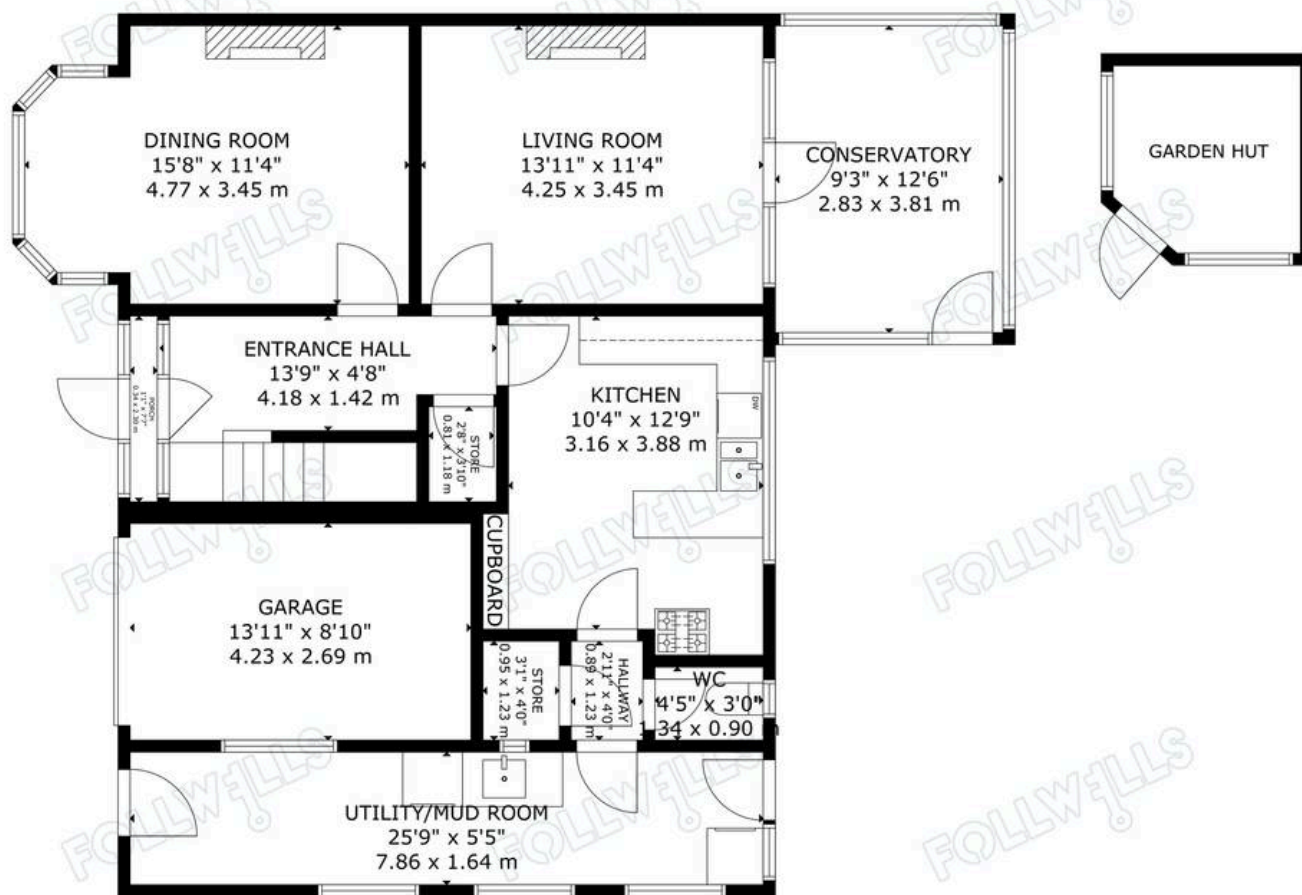
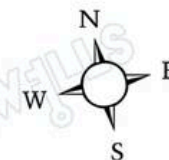


Externally the property stands on a generous size plot with gravel parking area/driveway to front that provides parking for several vehicles leading to an integral garage with metal doors, power connection and houses the central heating boiler. A large family size established garden is situated to the rear, mainly laid to lawn with mature trees and a crazy paving patio/pathway leading to a small summer house (in poor condition) and a greenhouse.

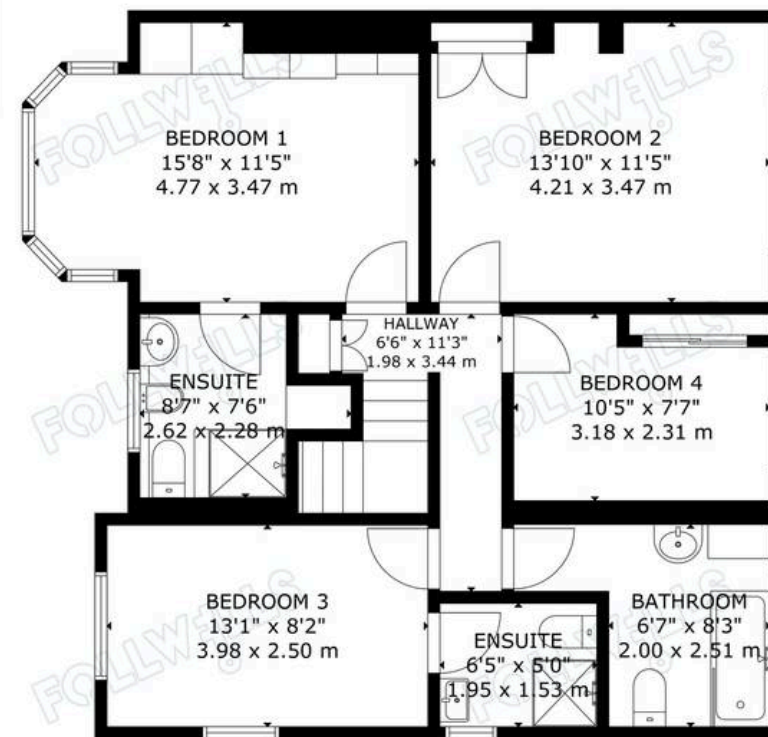
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR



FIRST FLOOR