



FOLLWELLS

43 Dartmouth Avenue, Newcastle - ST5 3NT

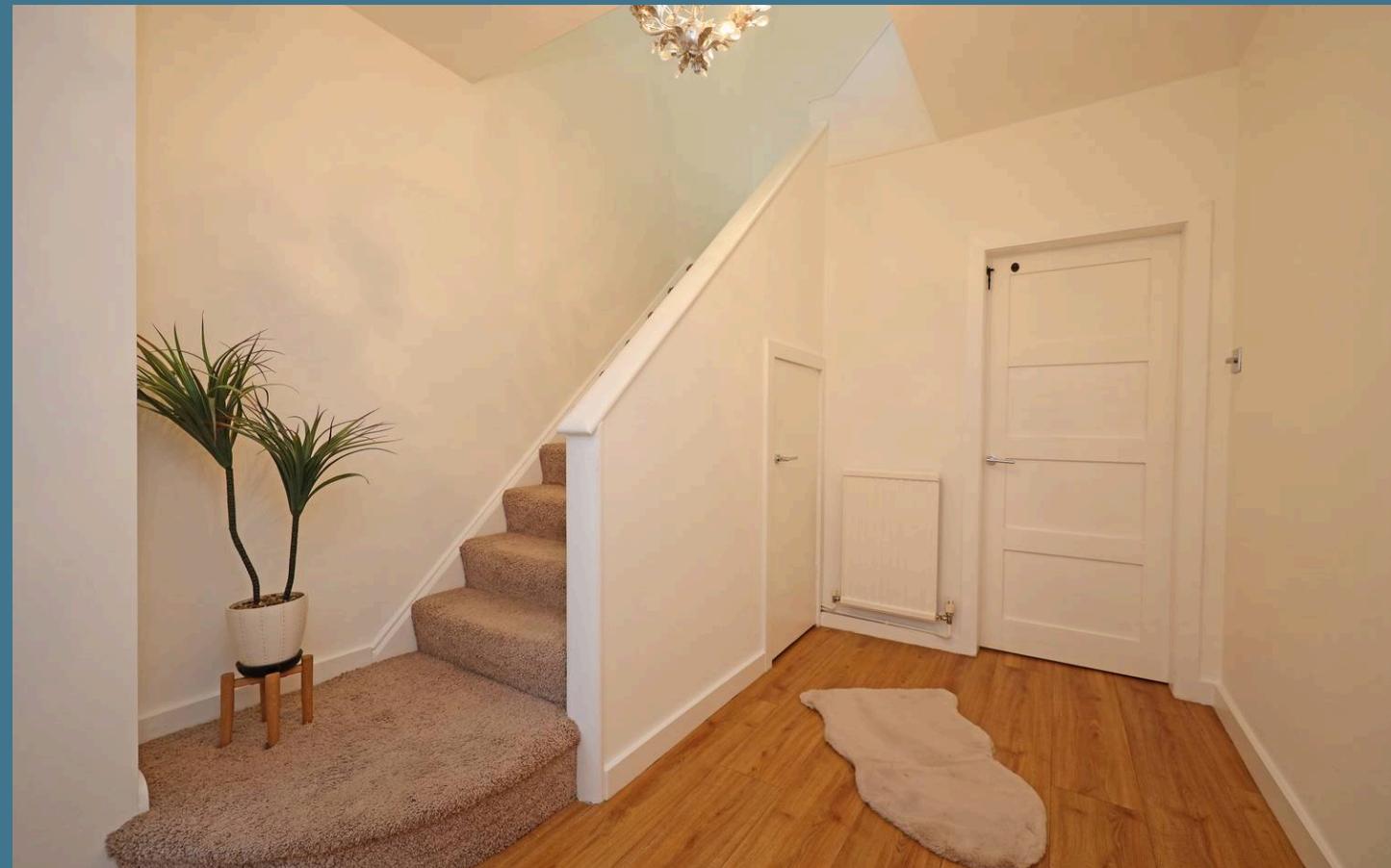
Offers Over £450,000

- Well Presented Detached Family Residence
- Substantially Extended And Improved
- Impressive Family Dining Kitchen
- Separate Spacious Living Room
- Attractive Driveway And Frontage
- Large Family Size Rear Garden
- Premium Residential District
- No Upward Chain

An attractive detached family residence holding a highly desirable and sought after position within the Westlands district, having undergone substantial extension and improvements over the years. This includes an imposing hallway entrance, separate rear extended large living room and a most impressive open plan family dining kitchen. Both main reception areas enjoy a dual front and rear outlook which includes separate bifolding door access onto a large enclosed family rear garden which measures approximately 80ft (24m). On the first floor an equally spacious part gallery landing leads to four family bedrooms and a spacious family bathroom.

The property is also offered for sale with no further upward sales chain.

Principal entrance, to the property is from composite double doors with further opaque glazed panels and gives access into the spacious hallway with hard flooring and a turn staircase leading to the first floor with under stair storage. Doors lead to the living room and family dining kitchen. The living room has original attractive herringbone wood block flooring with a bay window outlook to the front and a feature gas fire inset within the chimney breast having floating mantle/surround. There are further windows either side of the fireplace to the side elevation and a rear extension provides an additional sitting area with further side window and triple bifolding doors opening onto the garden.





The family dining kitchen being L-shaped also enjoys a dual aspect view to front and rear which includes a further set of triple bifold doors opening onto the rear garden. Hard flooring continues through from the hallway and further access is given to a side porch with secondary external front entrance and a cloaks/WC with recently replaced central heating boiler. The comprehensive kitchen area is fitted with a range of black gloss cupboard, pan drawer and larder units with solid wood work tops extending to a breakfast bar peninsula with inset five ring gas hob and extractor. Further integrated appliances comprise fan assisted electric double oven, upright fridge freezer, wine chiller, dishwasher and washing machine with separate dryer.

An impressive and spacious part galleried landing with front facing window leads to four family bedrooms which also includes a feature repeat front bay window from the second guest bedroom. A spacious family bathroom is fitted with travertine tiled walls and a three piece suite to include a large spa bath with concealed mixer tap and shower spray.

Externally, the property stands handsomely with an attractive block paved shaped driveway providing parking and a mature garden area with side access leading to a substantial enclosed family rear garden, which is mainly laid to lawn with small patio area, assorted shrub borders, mature trees and a timber framed garden shed.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



