



Meldon Way, Hanover Estate, Tyne And Wear, NE21 6HJ

*****RARE TO THE MARKET***** This stunning detached family home is ideal for any discerning buyer looking to make Hanover Estate home! In brief to the ground floor there is a spacious open plan lounge and dining area, well presented kitchen/utility area with porch and W/C. The first floor boasts three good sized bedrooms and main family bathroom, the master benefiting from an en-suite shower room and the third bedroom affording access to a stunning glass balcony! Externally this lovely home hosts an attached garage/resin driveway and beautifully maintained gardens to the front, side and rear. The enclosed tiered garden to the rear ideal for entertaining with its various seating areas and very own pizza oven! Simply not to be missed out on! EPC Rating D.

*****DETACHED FAMILY HOME*****

Stunning Views!

Three Bedrooms

Gardens

Driveway and Garage

EPC Rating D

Offers Over £319,950

Lounge 24' 8" x 12' 4" (7.51m x 3.75m)

Generously sized lounge with feature gas fireplace and bay window overlooking the green and surrounding farmers fields opposite.

Dining Area 12' 7" x 9' 11" (3.84m x 3.03m)

Open plan dining area to the lounge with three floor to ceiling windows looking out into the well maintained tiered rear garden.

Kitchen 13' 1" x 9' 7" (4.00m x 2.93m)

With a range of wall and base units for storage, space for free standing cooker/hob and kitchen island housing the sink and ideal breakfast area.

Utility 9' 1" x 8' 6" (2.78m x 2.59m)

Outlook into the side garden section with a range of wall and base units for storage and white goods.

W/C 5' 6" x 5' 4" (1.68m x 1.62m)

Features white suite W/C and Wash Basin.

Garage 16' 10" x 9' 2" (5.12m x 2.79m)

Benefits from electric shutter door.

Bedroom 1 15' 2" x 12' 6" (4.63m x 3.82m) *Max*

Spacious master bedroom with stunning countryside outlooks and shower room en-suite.

Shower En-Suite 7' 7" x 4' 4" (2.32m x 1.32m)

Features a spacious walk in shower.

Bedroom 2 15' 0" x 8' 11" (4.56m x 2.71m)

Built in frosted glass cupboard for storage and built in wardrobes overlooking the enclosed rear garden.

Bedroom 3 8' 11" x 7' 11" (2.71m x 2.41m) *Max*

Pleasant out and over stairs built in cupboard for storage.

Bathroom 11' 0" x 5' 10" (3.35m x 1.77m)

A white suite featuring his and hers wash basins, bath with shower attachment, W/C and bidet.

Externally

With raised glass balcony to the first floor with stunning 360 degree views of surrounding countryside and beautiful gardens to the front back and side with attached garage and resin driveway this is an ideal family home!

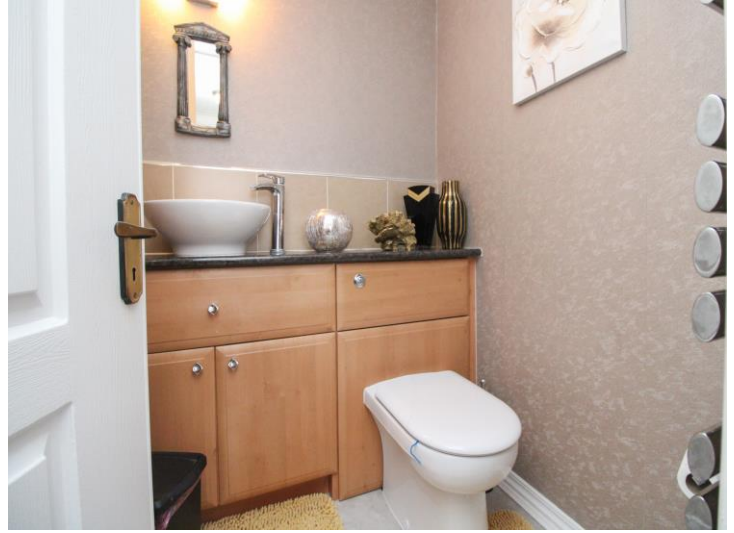
Additional Information

This is a freehold property. EPD Rating D. Council Tax Band D.

Important Note To Purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.



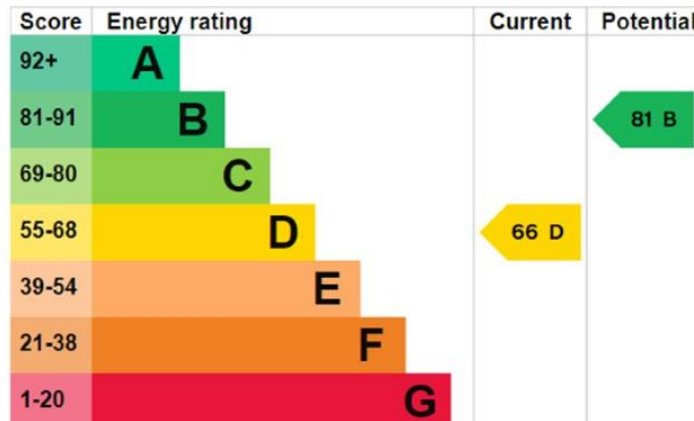


Floorplan



Total area: approx. 140.4 sq. metres (1511.3 sq. feet)

EPC Graph (full EPC available on request)



For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

WE WIN AWARDS year-after-year and are currently ranked in the top 5% for lettings in the country!

Lorraine Valuer & Negotiator

Emma Owner & Managing Director

Laura
Sales & Lettings Negotiator

Brooke
Lettings
Co-ordinator

Louise
Sales & Lettings Negotiator



facebook.

PRS Property Redress Scheme

rightmove

OnTheMarket.com

Zoopa.co.uk

PrimeLocation.com

firstmortgage.co.uk

