



West Villa

The Green, Wallsend



West Villa, The Green, Wallsend, NE28 7PG

Stunning & Unique Semi-Detached Villa Boasting Four Bedrooms, Two Bathrooms, Three Substantial Reception Rooms, Open Plan Kitchen/Diner, Secure Off Street Parking & Generous Rear Gardens!

This fantastic semi-detached family home has undergone a full renovation in recent years to create an exquisite period property, retaining/reinstating many original features. These works include a new roof, new heating system, a full rewire, extension to the property, new bathrooms and kitchen, amongst many decorative works.

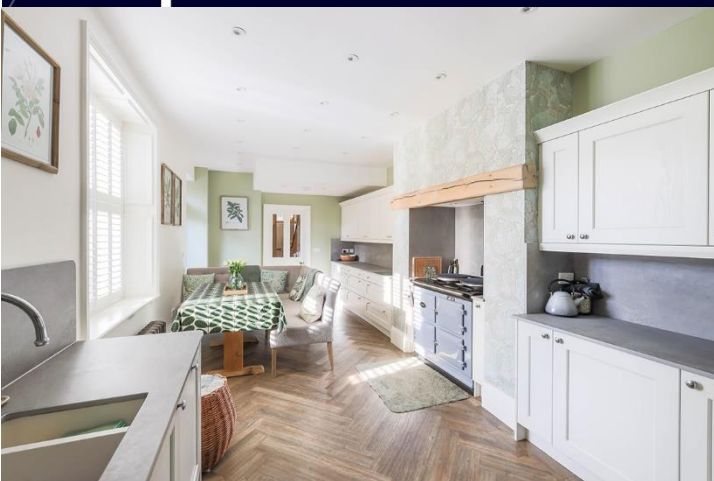
The property, which is understood to date back to the late 1800's, is ideally located on The Green, Wallsend. The Green overlooks the village green and offers ease of access to an array of amenities that Wallsend has to offer.

The property further benefits from the various Wallsend Parks for woodland walks, a café, tennis courts, bowling green and children's play area.

There are two Metro Stations within walking distance of the house, as well as excellent road links to the coast, Newcastle City Centre, as well as the Silverlink Shopping Centre.

The internal accommodation comprises: Entrance vestibule | Entrance hallway with staircase leading to first floor | Formal sitting room to the front with dual sash windows, multi fuel stove and lovely tall ceilings with ornate cornicing | Second reception room with feature bay window and multi fuel stove | Open plan kitchen/diner, refitted to a very high specification, and offering a range of modern cabinetry/worktops and integrated appliances throughout | Utility room | Ground floor WC | To the rear of the ground floor is a fantastic and extended family room with bifold glazed doors onto the rear terrace, pitched roof and log burner.





The staircase then leads up to the first floor landing and onto three bedrooms | Bedroom three is situated to the rear and enjoys a generous double room | Bedroom two is a large double room | The principal bedroom is situated to the front of the property and has access onto a separate dressing room which could be changed back into a fifth bedroom if desired | Family bathroom with modern contemporary four piece suite including standalone bathtub. The staircase then continues up to the second floor and onto the fourth double bedroom, with separate dressing room and an ensuite shower room/wc | Eaves storage.

Externally, the property is approached via a pillared entrance into the front driveway, offering off street parking for at least three vehicles | To the rear is a substantial garden plot, measuring approximately 0.36 acres | The formal gardens are laid to lawn with various paved patio terraces and seating areas to enjoy the sun throughout the day | The rear gardens are mature and offer a pond | There is gated access onto North View at the rear of the garden, providing even further opportunity for off street parking.

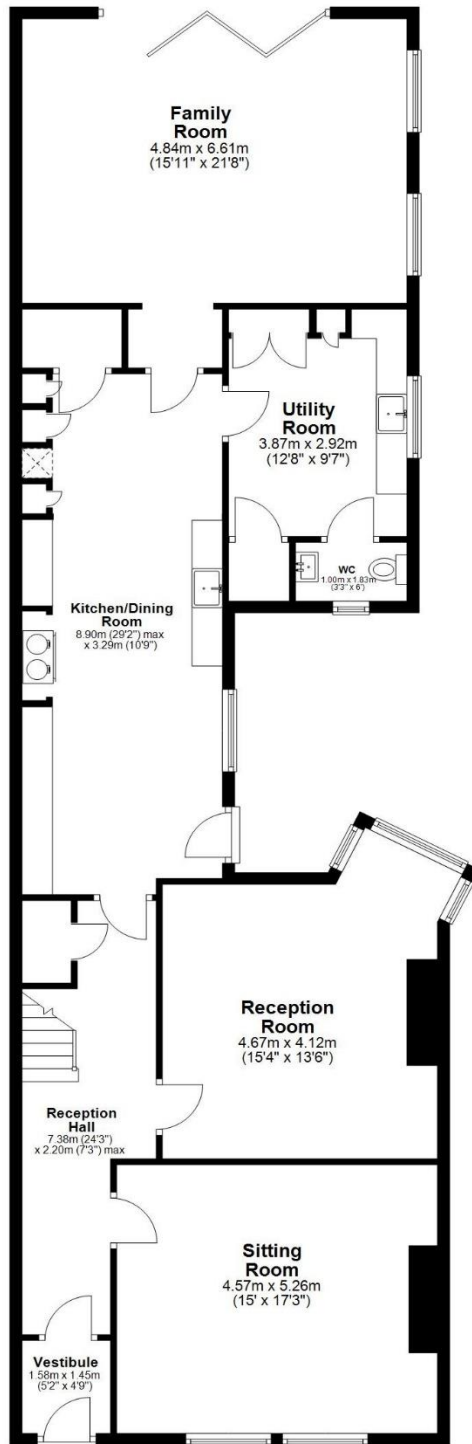
Immaculately presented throughout, early viewings are strongly encouraged to truly appreciate the quality and size of accommodation on offer at this exceptional property!

Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band E | EPC: Rating D

Price Guide: Offers Over £695,000



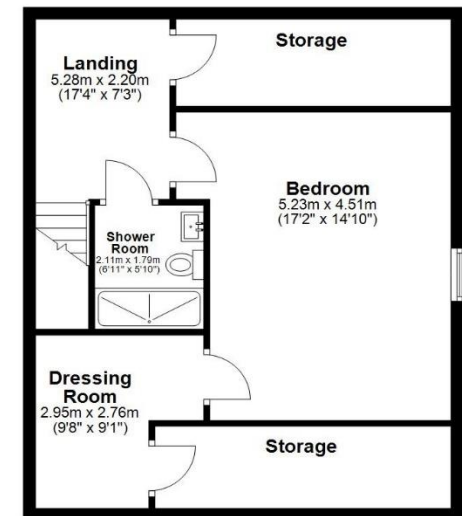
Ground Floor
Approx. 143.2 sq. metres (1540.9 sq. feet)



First Floor
Approx. 95.7 sq. metres (1029.6 sq. feet)



Second Floor
Approx. 56.6 sq. metres (609.7 sq. feet)



Total area: approx. 295.4 sq. metres (3180.2 sq. feet)

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