



## Rising Sun Villas High Farm, Wallsend, NE28 9JN

\*\* THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH \*\*

\*\* DETACHED HOUSE \*\* FIVE BEDROOMS \*\* THREE RECEPTION ROOMS \*\* TWO BATHROOMS \*\*

\*\* PARKING FOR SEVERAL VEHICLES & DETACHED GARAGE \*\* LOVELY PERIOD HOME \*\*

This is a rare opportunity to purchase this five-bedroom detached house which is nicely tucked away on a generous piece of land. Moorcroft would make a great family home with larger-than-average gardens and off-street parking for at least six vehicles as well as a detached garage. The property is in a desirable location close to the Rising Sun Country Park where there are some lovely walks to be enjoyed. On the ground floor, there is a sunroom, a welcoming hallway, three reception rooms, a spacious kitchen, a laundry room, and a downstairs bathroom. There are five bedrooms on the first floor, four of which are doubles, and a family bathroom. Council tax band E. Energy Rating D. Freehold.

Offers Over £499,950

# Rising Sun Villas

High Farm, Wallsend, NE28 9JN



- Five Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Parking For Several Vehicles
- Detached Garage
- Large Garden
- Close To Country Park
- Freehold
- Energy Rating D

## Sun Lounge

8'3" x 8'2" (2.53 x 2.49)

## Hallway

## Reception Room 1

14'11" x 13'9" + bay (4.56 x 4.21 + bay)

## Reception Room 2

14'10" x 14'1" (4.54 x 4.30)

## Kitchen/Dining Room

22'0" x 15'0" (6.72 x 4.58)

## Rear Lobby

## Downstairs Bathroom

10'3" x 7'9" (3.14 x 2.38)

## Laundry Room

7'4" x 6'7" (2.24 x 2.01)

## InnerLobby

## Rear Vestibule

## Reception Room 3

13'10" x 12'4" (4.24 x 3.77)

## Landing

## Bedroom 1

14'11" x 13'0" (4.55 x 3.97)

## Bedroom 2

14'11" x 12'8" (4.57 x 3.87)

## Bedroom 3

14'11" x 14'2" (4.57 x 4.32)

## Bedroom 4

13'11" x 12'5" (4.26 x 3.81)

## Bedroom 5

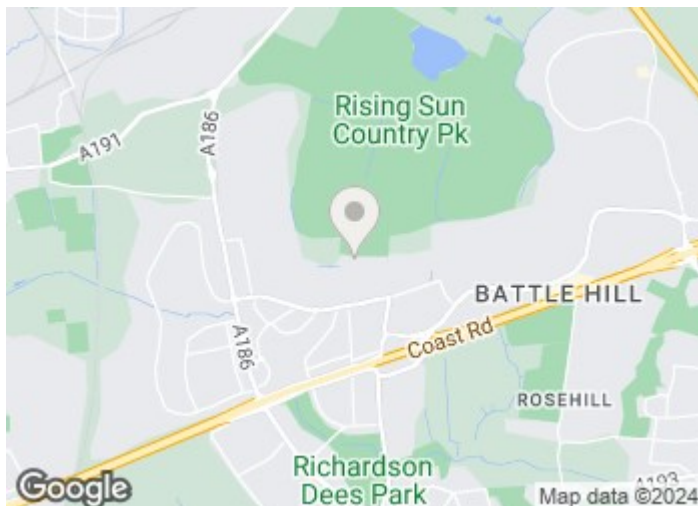
9'2" x 8'6" (2.81 x 2.60)

## Family Bathroom

10'11" x 7'6" (3.34 x 2.30)

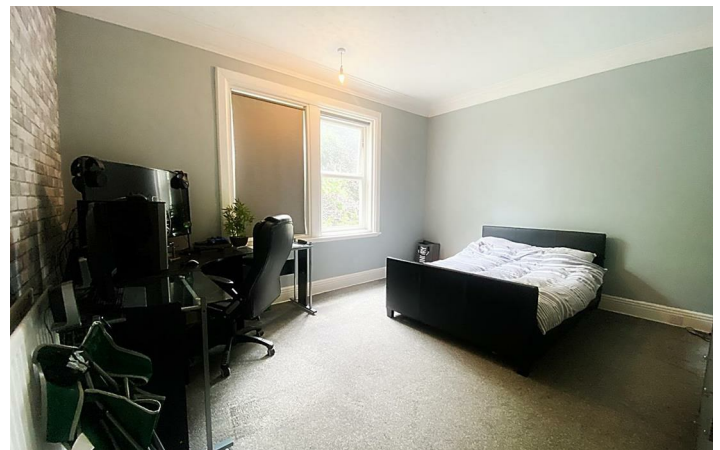
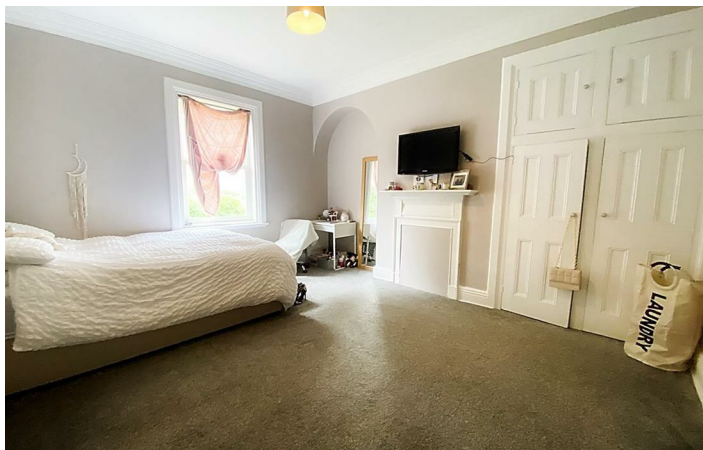
## Garage & Parking

## Garden



## Directions







# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	