



## 135 Exeter Road Hadrian Lodge, Wallsend, NE28 9YP

\*\* EXTENDED FOUR BEDROOM DETACHED HOUSE \*\* EN-SUITE TO MASTER BEDROOM \*\*

SUPERB FAMILY ROOM TO REAR \*\* LOUNGE/DINING ROOM \*\* DOWNSTAIRS WC \*\*

GARAGE & PARKING FOR UP TO THREE VEHICLES \*\* SUPERBLY PRESENTED THROUGHOUT \*\*

A GREAT FAMILY HOME IN A HIGHLY SOUGHT AFTER LOCATION \*\* COUNCIL TAX BAND D \*\*

FREEHOLD \*\* ENERGY RATING C \*\*

**Price £349,950**

# 135 Exeter Road

Hadrian Lodge, Wallsend, NE28 9YP



- Extended Four Bedroom Detached House
- Garage & Ample Space For Parking
- Beautifully Presented
- Superb Family Room To Rear
- Kitchen With Integrated Appliances
- Freehold - Council Tax Band D
- En-Suite To Master Bedroom
- Downstairs WC
- Energy Rating C

## Hallway

Double glazed composite entrance door, stairs to the first floor landing, spotlights to ceiling, radiator.

## Lounge

15'4" x 11'8" (4.69 x 3.56)

Double glazed bow window, fireplace with living flame effect electric fire, spotlights to ceiling, radiators. Open to dining area.

## Dining Area

10'8" x 8'8" (3.26 x 2.65)

Double glazed French doors leading into the family room, spotlights to ceiling, radiator.

## Kitchen

10'7" x 8'8" (3.25 x 2.66)

Fitted with a range of wall and base units with work surfaces over, integrated oven and microwave, hob with extractor hood over, integrated fridge/freezer, dishwasher and washing machine, sink unit. Double glazed window, wood effect flooring, spotlights to ceiling.

## Family Room

27'6" x 8'7" + 9'4" x 8'9" (8.40 x 2.63 + 2.85 x 2.68)

Double glazed skylight windows,

wood effect flooring, two sets of double glazed French doors with windows to the sides, spotlights to ceiling, wood effect flooring, radiators.

## Downstairs WC

5'11" x 3'4" (1.82 x 1.04)

WC, wash hand basin, wood effect flooring.

## Landing

Access to bedrooms and bathroom.

## Bedroom 1

18'8" x 8'9" (5.71 x 2.69)

Double glazed window, two double glazed skylight windows and spotlights to ceiling, radiator.

## En-Suite

8'9" x 5'8" (2.68 x 1.75)

Comprising; shower cubicle, WC and wash hand basin. Double glazed window, tile effect flooring, radiator.

## Bedroom 2

12'8" x 9'11" min (3.87 x 3.04 min)

Double glazed window, spotlights to ceiling, radiator.

## Bedroom 3

8'8" x (2.65 x )

Double glazed window, spotlights to ceiling, shower cubicle, radiator.

## Bedroom 4

9'9" x 7'6" (2.98 x 2.31)

Double glazed window, spotlights to ceiling, laminate flooring, radiator.

## Bathroom

8'7" x 5'5" (2.64 x 1.67)

Bath with shower over, WC and wash hand basin. Double glazed window, tiling to walls and floor, spotlights to ceiling, radiator.

## External

Externally there is a small garden area to the front together with feature paving providing ample space for off street parking as well as a garage. There is a low maintenance garden to the rear and an area to the side.

## Broadband

<https://www.openreach.com/fibre-checker/my-products>





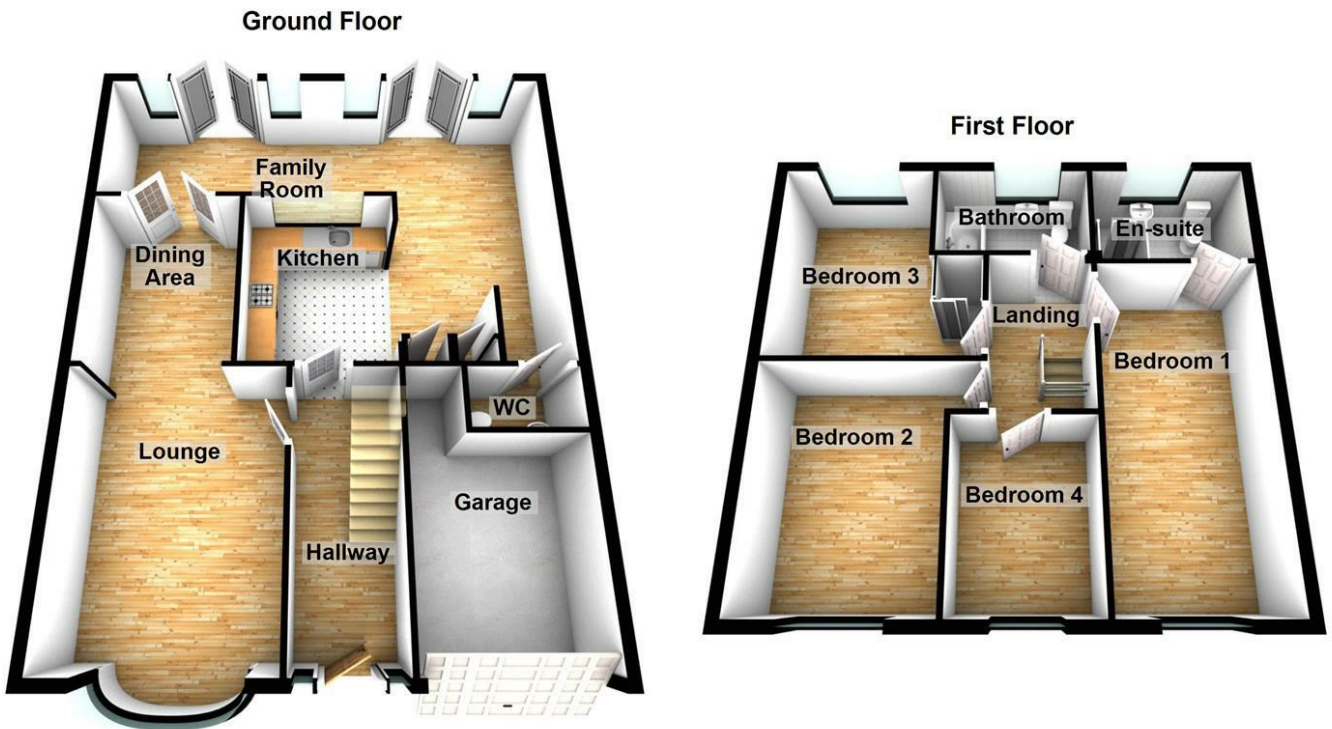








# Floor Plan



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	