



## 8 Segedunum Crescent

St Peters Park, Wallsend, NE28 7JN

\*\* This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. \*\*

**\*\* LARGER STYLE FOUR BEDROOM DETACHED HOUSE \*\* EN-SUITE TO MASTER BEDROOM \*\***  
**\*\* SPACIOUS BREAKFASTING KITCHEN \*\* DOUBLE GARAGE & PARKING FOR TWO VEHICLES \*\***  
**\*\* DOWNSTAIRS W/C & UTILITY \*\* SPACIOUS REAR FAMILY ROOM \*\* DINING ROOM/OFFICE \*\***  
**\*\* LOVELY REAR GARDEN WITH SUBSTANTIAL GARDEN ROOM \*\* FANTASTIC FAMILY HOME \*\***  
**\*\* POPULAR AREA CLOSE TO SCHOOLS & AMENITIES \*\* EXCELLENT ROAD & TRANSPORT LINKS \*\***  
**\*\* CHAIN FREE \*\* COUNCIL TAX BAND E \*\* EPC RATING D \*\* FREEHOLD \*\***

**Offers Around £370,000**



- Four Bedroom Semi Detached House
- Spacious Breakfasting Kitchen
- Master Bedroom With Ensuite Shower-room
- Ideal Family Home
- Lovely Rear Garden With Large Garden Room
- Council Tax Band E
- Freehold
- Double Garage & Off Street Parking
- EPC Rating D

### Hallway

Double glazed entrance door, wood effect flooring, radiator, stairs to the first floor landing.

### WC

Double glazed window, WC and wash hand basin.

### Lounge

17'9" x 11'1" (5.43 x 3.38)

Double glazed window, coving to ceiling, radiator, double doors to dining room.

### Dining Room/Office

11'1" x 9'0" (3.39 x 2.75)

Double glazed doors to family room, radiator, ceiling spot lights.

### Kitchen- Breakfasting Room

20'9" x 10'4" max (6.33 x 3.17 max)

Double glazed window, wall and floor units with counters over, sink, integrated induction hob and double electric ovens, extractor hood, tiling to walls and floor, double glazed doors to family room and door to utility.

### Family Room

17'8" x 14'11" (5.39 x 4.55 )

Double glazed French doors to rear garden, wood effect flooring, ceiling spot lights, underfloor heating with

double electric heaters, special order roof.

### Utility

7'8" x 5'4" (2.36 x 1.64)

Double glazed window, door into garage, double glazed door to rear garden.

### Landing

Access to bedrooms and bathroom.

### Bedroom 1

15'4" x 10'11" (4.69 x 3.33)

Double glazed window, coving to ceiling, radiator.

### En Suite

8'11" max x 5'8" (2.74 max x 1.73)

Double glazed window, toilet, wash hand basin, shower cubicle, ceiling spot lights.

### Bedroom 2

11'4" x 11'3" (3.47 x 3.43)

Double glazed window, coving to ceiling, radiator.

### Bedroom 3

13'3" x 8'5" (4.06 x 2.58)

Double glazed window, coving to ceiling, radiator.

### Bedroom 4

9'8" x 8'10" (2.97 x 2.70)

Double glazed window, coving to ceiling, radiator.

### Bathroom

7'8" x 7'3" (2.35 x 2.23)

Double glazed window, toilet, wash hand basin, bath with bath shower over, radiator, tiling to walls.

### Garden Room

Garden room which could have a variety of uses.

### External

To the front part lawn and off street parking for two vehicles, to the rear a garden mainly laid to lawn and patio areas with wooden perimeter fencing.

### Garage

Double garage that has direct access into the property.

### Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

Surface water: Very low.

Rivers and the sea: Very Low.

### Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1000 Mbps

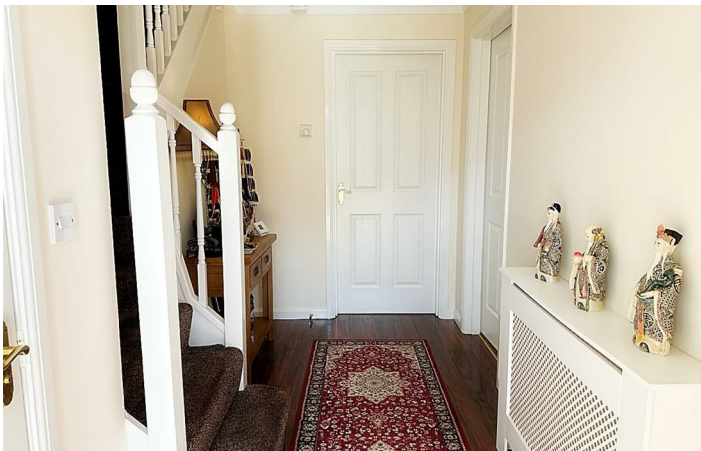
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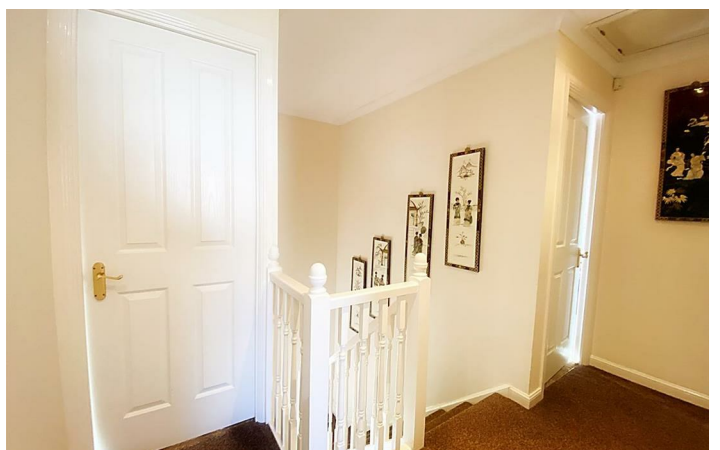






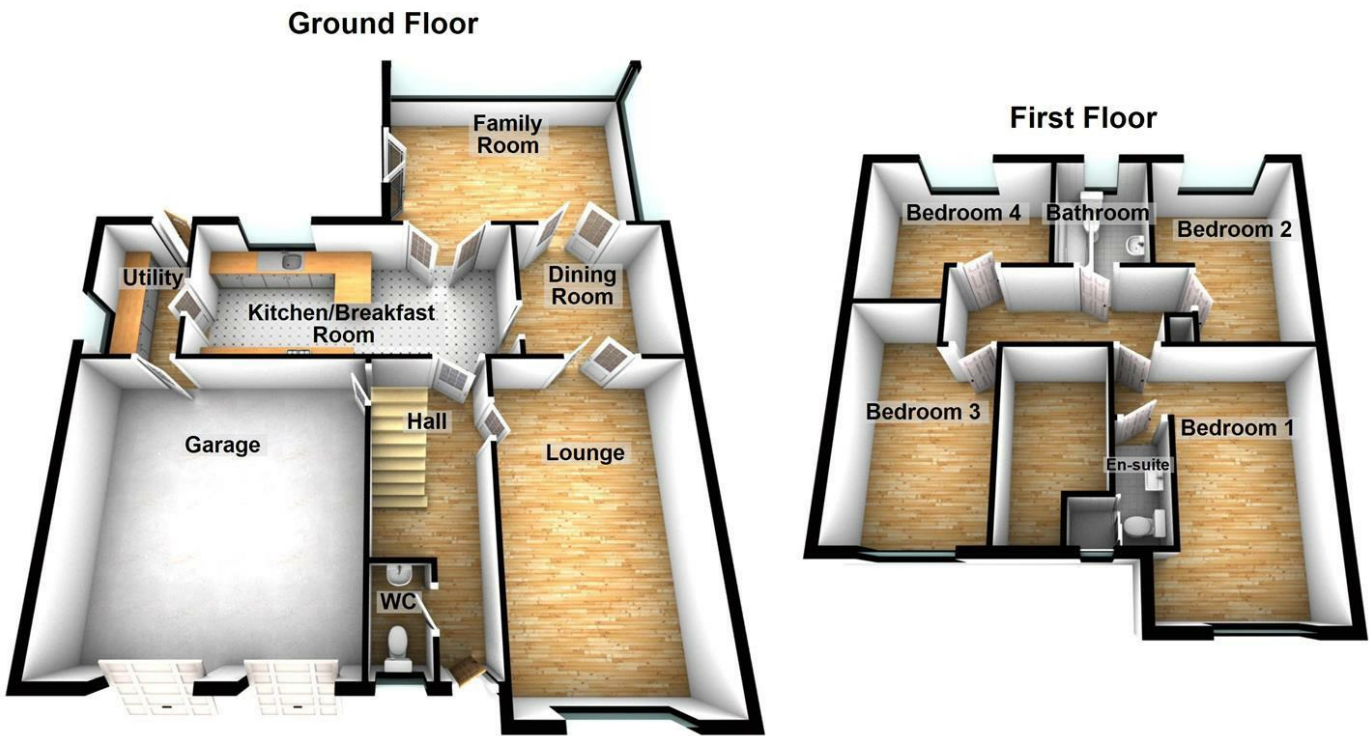








Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC