



11 Sutton Court

Hadrian Lodge West, Wallsend, NE28 9TW

- ** FOUR BEDROOM END LINK HOUSE ** STUNNING KITCHEN/DINING/FAMILY ROOM **
- ** SUPERB MODERN REFITTED BATHROOM WITH FOUR PIECE SUITE ** CUL-DE-SAC LOCATION **
- ** OFF STREET PARKING FOR TWO VEHICLES AS WELL AS GARAGE & ALLOCATED PARKING BAY **
- ** SOUGHT AFTER LOCATION ** BEAUTIFULLY PRESENTED THROUGHOUT & READY TO MOVE INTO **
- ** FREEHOLD ** COUNCIL TAX BAND C ** ENERGY RATING C **

Price £240,000



- Four Bedroom End link House

- Lovely Refitted Bathroom

- Freehold

Entrance

Glazed door into entrance lobby - laminate flooring.

Living Room

17'8" x 8'1" (5.38 x 2.47)

Double glazed window, feature panelling to wall, radiator.

Kitchen, Breakfast & Family Room

22'10" x 23'8" max (6.96 x 7.22 max)

Fitted with a comprehensive range of floor and wall units, counters and sink, and appliances: electric induction hob, double oven, and a wine cooler. Double glazed windows to both the front and rear, laminate flooring, stairs to the first floor accommodation, external door leading to the rear.

First Floor Landing

Access to bedrooms and bathroom.

Bedroom 1

11'7" x 9'7" (3.53 x 2.92)

Double glazed window, radiator, built-in wardrobe and cupboard.

Bedroom 2

13'6" x 7'7" (4.12 x 2.32)

Double glazed window, and radiator.

- Superb Spacious Kitchen/ Dining Room

- Garage & Parking For Three Vehicles

- Council Tax Band C

Bedroom 3

9'10" x 9'5" (3.00 x 2.86)

Double glazed window, and radiator.

Bedroom 4

10'8" x 6'3" (3.25 x 1.90)

Double glazed window, and radiator.

Fitted wardrobes to one wall. This is currently being used as a dressing room.

Bathroom

8'6" x 14'2" (2.59 x 4.32)

Comprising; shower cubicle, freestanding bath, wash hand basin with built-under storage and WC.

Double glazed windows, panelling to walls, ladder style radiator.

Gardens

There is a double driveway to the front leading to the garage (with power, lighting and an electric remote controlled door) there is also an allocated parking bay opposite the property. The rear garden is paved and has direct access into the garage.

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1000 Mbps

- Modern Refitted Bathroom

- Beautifully Presented

- Energy Rating C

Upload: 1000 Mbps

Mobile: Indoor EE>Limited Three>

Limited 02>Likley Vodafone>Likely

Mobile: Outdoor EE>Likely Three>

Likely 02>Likley Vodafone>Likely

Flood Risks

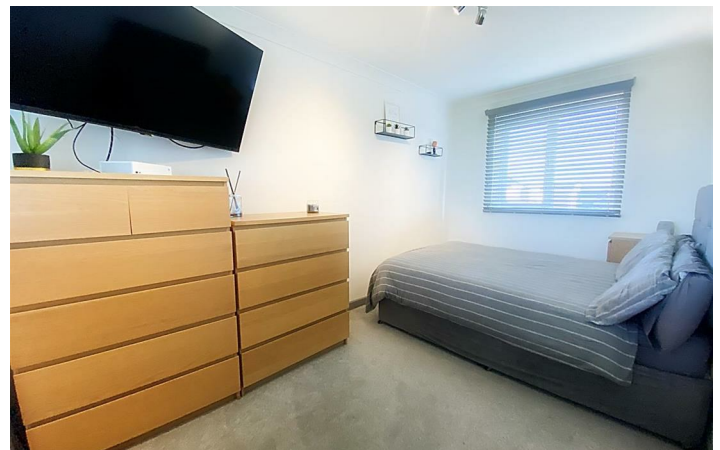
At the time of marketing this information is correct.

Yearly chance of flooding:

Rivers and the sea: Very low risk.

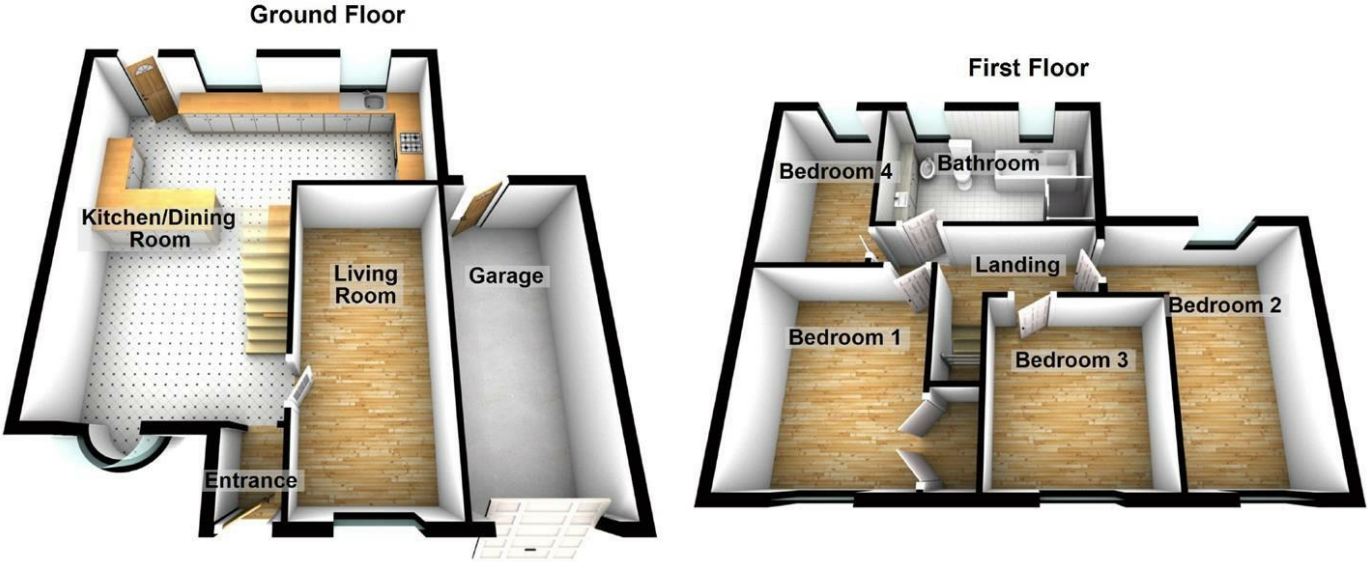
Surface water: Very low risk.







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		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	