



Laurel Drive
Harriseahead, ST7 4LP

- EXTENDED DETACHED BUNGALOW
- WITHIN A POPULAR LOCATION
- HALL, KITCHEN, SPACIOUS LOUNGE
- DINING AREA, THREE BEDROOMS
- SHOWER ROOM & ADDITIONAL CLOAKS/W.C
- LANDSCAPED REAR GARDEN
- GOOD SIZE LOG CABIN
- UPVC D/G, ELECTRICAL HEATING

£285,000





Property Description

INTRO

A spacious extended three bedroom detached bungalow comprising a spacious interior ideal for families or retired buyers, hall, kitchen, spacious lounge, dining area, three bedrooms, cloaks/w.c, off bedroom 3, an updated bathroom with shower, externally plenty of parking/driveway, a useful large cabin, suitable for various hobbies etc and a landscaped rear garden attracting afternoon sun and a great degree of privacy. UPVC double glazing, electrical heating. The property is located within easy access to all amenities and road links to larger towns yet with lots of countryside nearby. Viewing essential without further delay.

DIRECTONS

Please follow Sat Nav for postcode ST7 4LP and the property can be found on the left hand side.

ENTRANCE HALL

UPVC double glazed entrance door to the side elevation, wooden flooring and Economy 7 electric storage heaters.





CLOAKS/W.C

Low level W.C, wash hand basin.

KITCHEN

10' 1" x 9' 0" (3.07m x 2.74m)

Fitted base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset stainless steel sink and single drainer with mixer tap, built in electric oven, hob and extractor fan. Plumbing for washing machine, tiled floor, part tiled walls. UPVC double glazed window to the front elevation.

BATHROOM

Three piece suite comprising of a shower cubicle, vanity wash hand basin and low level W.C, part tiled walls, heated towel rail, inset ceiling spotlights and UPVC double glazed window to the side elevation



LOUNGE

19' 10" x 11' 8" (6.05m x 3.56m)

Featured electric fire with hearth and surround, Economy electric 7 storage heaters, coving, an archway leading to the dining area and UPVC double glazed window to the front elevation.

DINING AREA

9' 0" x 7' 1" (2.74m x 2.16m)



INNER HALLWAY

Loft access.

BEDROOM ONE

17' 1" x 8' 0" (5.21m x 2.44m)

Built in wardrobes, Economy 7 electric storage heater and UPVC double glazed patio doors to the rear elevation.

BEDROOM TWO

11' 11" x 10' 3" (3.63m x 3.12m)

Economy 7 electric storage heater and UPVC double glazed window to the rear elevation.



BEDROOM THREE

12' 5" x 8' 9" (3.78m x 2.67m)

Economy 7 electric storage heater and UPVC double glazed window to the side elevation.

EXTERIOR

FRONTAGE

Tarmacadam driveway providing off road parking with a gate to the side providing further off road parking and leading to the rear.



REAR

To the rear of the property there is a paved patio area with gravel borders and a useful log cabin with power & lighting.

LOG CABIN

20' 7" x 11' 5" (6.27m x 3.48m)

Previously used as a photography studio, this would be ideal for anyone wanting to run their own business from home, comprising of laminate flooring, power lighting and UPVC double glazed windows and entrance door to the front elevation.



VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

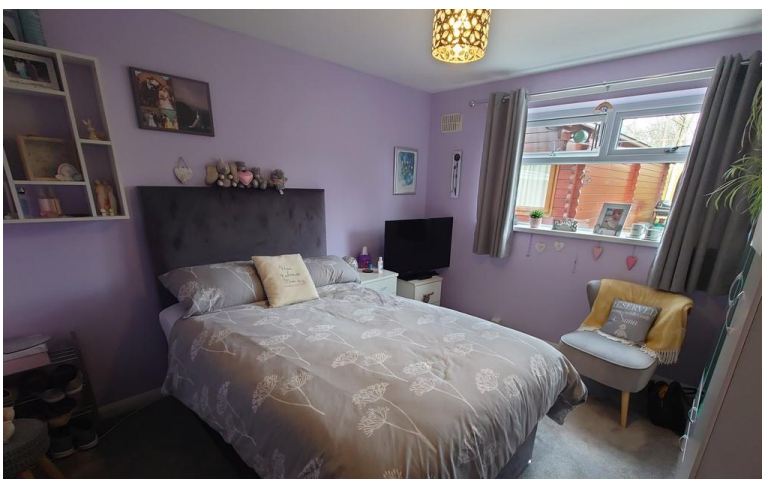


MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? If so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840.



LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: 42E Potential: 82B







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement and the floor plan is an illustration only as a guide.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements