



**Lapwing Road**  
Kildsgrove, ST7 4XP

- DETACHED RESIDENCE
- BEAUTIFULLY PRESENTED
- HIGH SPECIFICATION
- LARGE OPEN PLAN KITCHEN/DINING
- CONSERVATORY, LOUNGE, CLOAKS/W.C
- FOUR BEDROOMS, ENSUITE & BATHROOM
- LANDSCAPED GARDENS
- DOUBLE GARAGE

**£347,500**







## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale this stunning great sized detached residence which must be viewed to be fully appreciate the high spec throughout of this ideal family home. Comprising a well appointed kitchen/dining room with integrated appliances, defined dining, bi folding doors to the conservatory, lounge, cloaks/w.c, four bedrooms, ensuite & a family bathroom. A double garage, landscaped gardens to the front, side and rear. UPVC double glazing & gas central heating. The property is within a well regarded development with lots of facilities, road & rail links yet with countryside round the corner. Viewing essential without further delay!. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav for postcode ST7 4XP follow the road and the property can be found on the right hand side as identified by our for sale sign.



#### ENTRANCE HALL

With access via a composite front door with glazed panels, staircase to the first floor, radiator. Amtico flooring in each room, understairs store cupboard,

#### CLOAKS/W.

A suite comprising a low level W.C wash hand basin, tiled walls, window to the front, radiator.

#### LOUNGE

16' 4" x 11' 3" (4.98m x 3.43m)

With a large window to the front, radiator, Feature fire, coving to the ceiling.



#### KITCHEN/DINING ROOM

17' 10" x 16' 5" (5.44m x 5m)

Comprising a well appointed fitted kitchen with a substantial range of base and wall units, work surfaces, a central Island with electric hob. Integrated appliances of a built in oven, microwave, dishwasher, washing machine and fridge freezer. Down lighting to the ceiling, radiator. A defined dining area with bi folding door to;

#### CONSERVATORY

A UPVC brick base conservatory over looking the garden area. Radiator.



#### FIRST FLOOR LANDING

With access to the loft with the gas combi boiler, coving to the ceiling, store cupboard off.

#### BEDROOM ONE

13' 2" x 9' 2" (4.01m x 2.79m)

With a comprehensive range of fitted wardrobes and cabinets, radiator. Window to the front.

#### ENSUITE

Comprising a shower cubicle, low level W.C, wash hand basin, window to the side, radiator.



#### BEDROOM TWO

10' 1" x 9' 2" (3.07m x 2.79m)

A double bedroom with plenty of fitted wardrobes, radiator, window to the rear.

#### BEDROOM THREE

10' x 8' 6" (3.05m x 2.59m)

Window to the front, a range of fitted wardrobes, two windows, radiator.





#### BEDROOM FOUR

10' 10" x 6' 4" (3.3m x 1.93m)

Window to the side, radiator, a wide range of fitted wardrobes and cabinets, radiator.

#### BATHROOM

Comprising a low level W.C wash hand basin, inset bath, radiator, down lights to the ceiling, window to the side.

#### DOUBLE GARAGE

16' 9" x 16' 9" (5.11m x 5.11m)

With an electronic roll up front door, electric light and power, side access door, useful loft area.



#### FRONT GARDEN

A landscaped front garden area laid to lawn, shrub borders, a paved patio area, and a double width driveway plus paved area to the side.

#### REAR GARDEN

A landscaped garden area laid to lawn, shrub and decking area, all enclosed. Water tap.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email [enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)



#### 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.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

#### 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 .

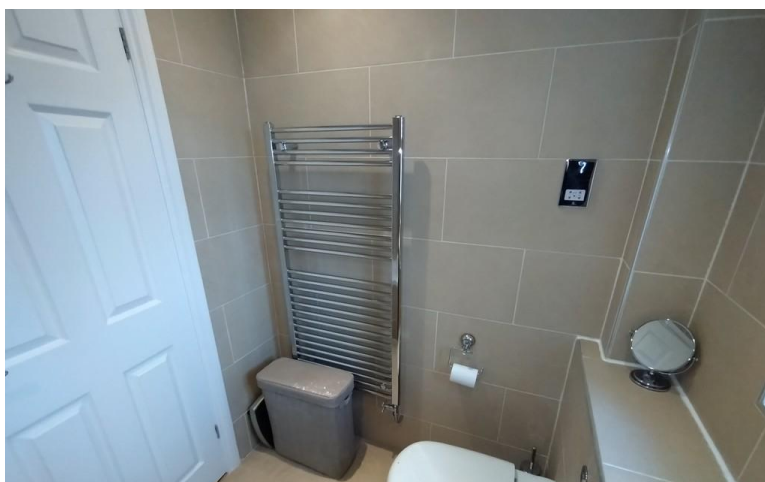
## LOCAL AUTHORITY

Newcastle Borough Council.

## COUNCIL TAX BAND D

## EPC RATING (PDF available online)

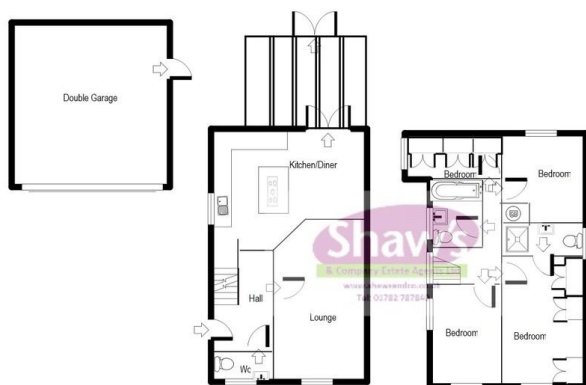
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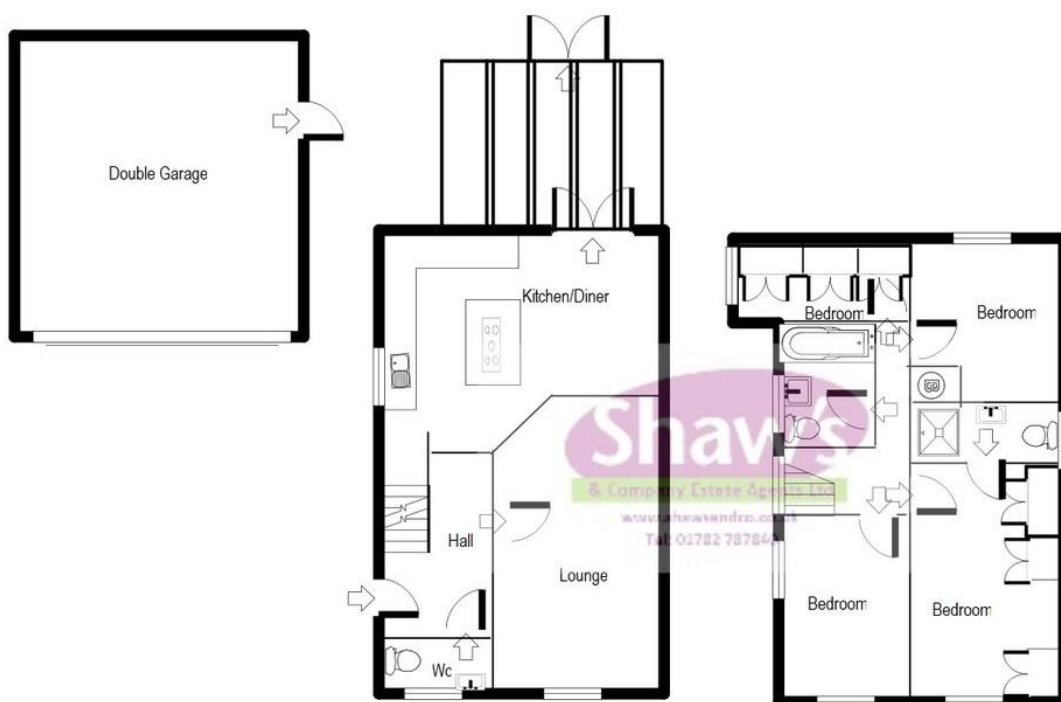












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.

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.  
Made with Visual Builder

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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 and are 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