



Valeside, Throckley, Newcastle upon Tyne

£250,000 Offers in Excess Of

MICHELLE ROPER

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Valeside

Throckley, Newcastle upon Tyne, NE15 9LA

Proudly representing this beautifully presented 3 Bedroom Detached Family Home on Valeside, in the ever popular location of Throckley, Newcastle upon Tyne.

The property briefly comprises of Porch, Entrance Hallway, Lounge, Kitchen/ Family room, Orangery, Utility and Garage to the ground floor. First floor offers Master Bedroom, Bedroom 3 and Family Bathroom and Second Floor features Bedroom 2 and En-Suite Shower room.

Externally, the property offers off street parking via private driveway leading to single integral Garage. To the front a low maintenance gravelled garden sits to the left and to the rear of the property the garden enjoys a private enclosed split level garden with strategically placed decked, lawned and patio area to enjoy the Sun throughout the day.

Cosmetically and aesthetically pleasing throughout, the current Vendors have created a beautiful home ready to move into.

Early viewing is highly recommended.

Price: £250,000 Offers in Excess Of



Accommodation

Porch 1.46 m x 3.48 m

Through the front door we enter into the Porch, an ideal place to kick off shoes before heading into the main house. To the left is a seating area with under bench storage. The Porch enjoys windows to front elevation. The room features a tiled floor underfoot.

Entrance Hall 3.04 m x 1.99 m

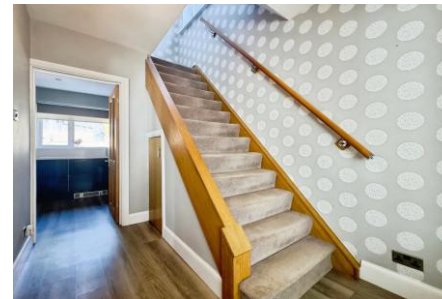
From the Porch we lead into the Hall, Ahead to the right, an open, Oak carpeted staircase leads to first floor accommodation. To the right a door leads to the Lounge and ahead we continue through to the Kitchen/ Family Room to rear. The Hall features a conveniently situated cloaks cupboard, double radiator and wood floor underfoot.

Lounge 3.93 m x 4.71 m

Situated to the front of the property is the spacious Lounge. An angled bay double glazed window looks to front elevation, the room features a central chimney breast between recessed alcoves, with wall mounted electric fire. The room benefits from two double radiators, decorative coving to ceiling and carpet underfoot.

Kitchen / Family Room 2.38 m x 6.80 m

Situated to the rear of the property is the Kitchen, featuring a range of tonal grey high gloss wall and base units with granite effect work surfaces over-top extending to breakfast bar, with complimentary backsplash. The Kitchen features integrated appliances including electric oven, grill and microwave, 5 ring gas hob with over- head extractor hood. Two double glazed window looks to rear elevation, underneath which sits a stainless steel 1.5 bowl inset sink with single drainer and mixer tap. To the right a door provides access to the Utility area and Garage beyond. To the left of the Kitchen is the Snug/Family room with feature wall and vertical radiator. The room is situated between the Kitchen and Orangery bring the rear of the property together creating a perfect space to entertain. The Kitchen/Family room features recessed spotlights to ceiling and wood floor underfoot.



Accommodation

Orangery 3.10 m x 2.41 m

This spacious room to the ground floor is currently utilised as a Dining room. Situated off the Kitchen/Family room. Three double glazed windows look to rear elevation with French doors leading to a private decked area ideal for outdoor dining. The room features pendant lighting, vertical radiator and wood floor underfoot.

Utility Area 1.64 m x 2.34 m

Conveniently situated off the Kitchen is the Utility area. Plumbed for automatic washing machine and Dishwasher with over top work surface. A double glazed window looks to rear elevation and the room features wall units for storage. To the right a door provides access to the integral Garage and the room benefits from wood flooring underfoot.

Garage 4.83 m x 3.20 m

The spacious Garage is accessible via an electric door to front from paved driveway. To the rear of the garage is a single double glazed door providing access to private rear garden. The Garage features electrics and lighting.

Externally

To the front of the property is a low maintenance gravelled garden set to the left of the entrance door. To the right a paved driveway leads to integral garage.

To the rear there is a private enclosed garden, strategically placed paved and lawned areas allow the capture of the sun throughout the day. A lower decked area provides the perfect space for outdoor dining, leading from Orangery. The garden features its own outdoor pizza oven ideal for family entertaining. Other features include an outdoor tap and shed.



Accommodation

First Floor Landing

First Floor landing leads to Master Bedroom, Bedroom 3 and Family Bathroom. A double glazed window looks to side elevation and the room features carpet underfoot.

Master Bedroom 3.21 m x 4.13 m

Master Bedroom is a spacious double room situated to the front of the property. The current vendors have created a focal wall for bed with secluded storage space behind complete with recessed lighting. Two double glazed windows look to front elevation, and the room features single radiator and carpet underfoot.

Bedroom 3 2.46 m x 3.22 m

Bedroom 3 is a spacious double room with double glazed window to rear elevation, the room features a double radiator and carpet underfoot.

Bathroom 1.51 m x 3.45 m

The Family Bathroom is situated to the rear of the property, and consists of a white four piece suite comprising of inset tiled bath, glass shower enclosure with power shower, Hotels style vanity unit with hand basin and low level WC and ample storage. An opaque double glazed window looks to side elevation and the room features recessed spotlighting to ceiling, a chrome heated towel radiator and complimentary tiled floor underfoot.



Accommodation

Hall & Stairs

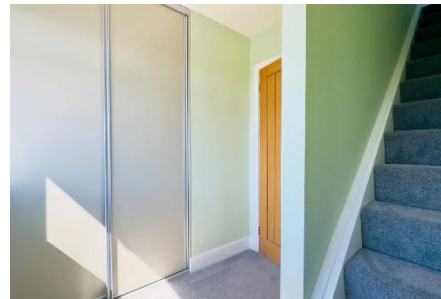
Off the main landing a room provides access to stairs leading to Bedroom 2. To the right are built in double door wardrobes and to the left a carpeted staircase leads to second floor. The room features a double glazed window to front elevation.

Bedroom 2 2.26 m x 4.09 m

Bedroom 2 is a welcomed addition on the second floor of the property, the room is the ideal retreat for grown teenagers needing their own space. The room features a Velux window to rear elevation and a double glazed window to side elevation. Recessed storage and window seat complete the room. Other features include recessed spotlights to ceiling, two double radiators and carpet underfoot. A door provides access to Shower room.

En-Suite Shower Room

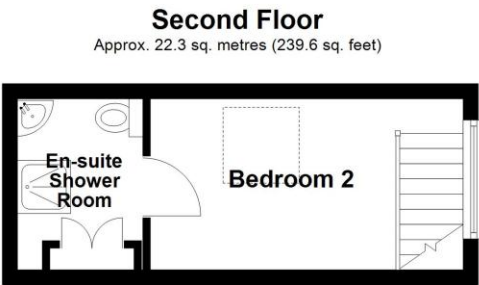
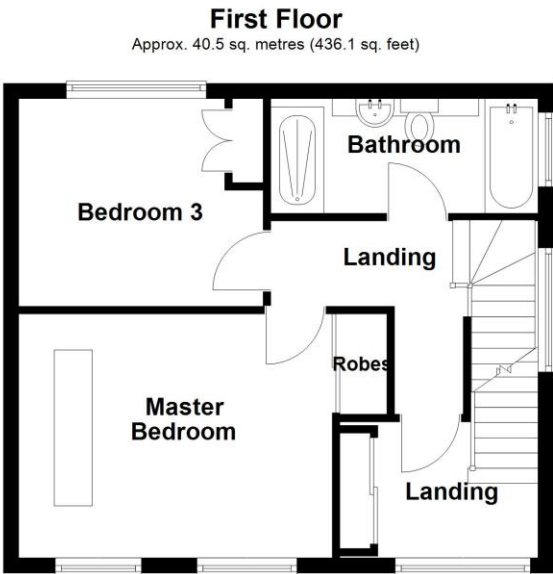
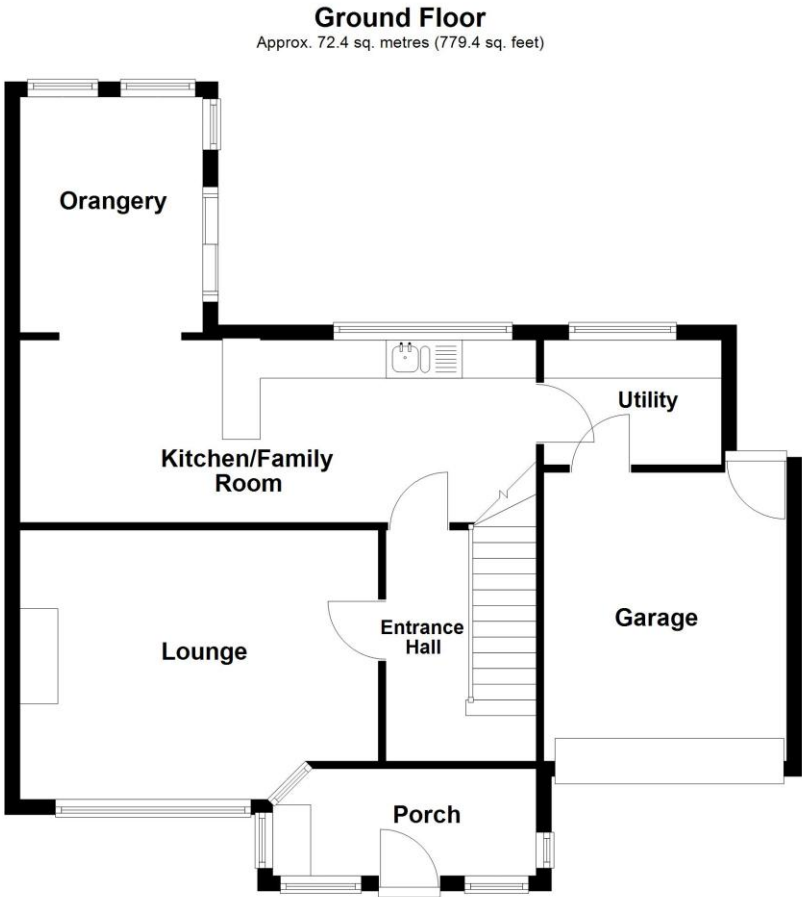
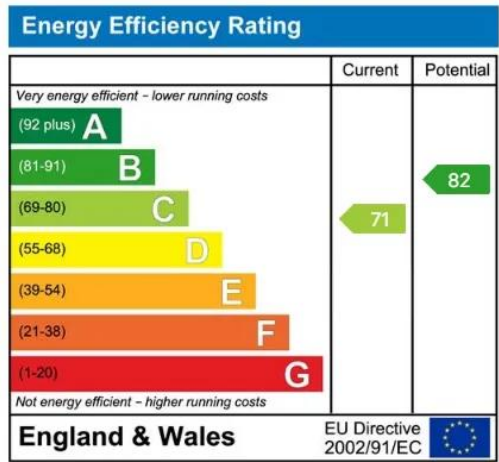
The En-Suite Shower room consists of a white three piece suite comprising of shower enclosure with electric shower corner hand basin and low level WC. A double door cupboard provides ample storage and the room features a tiled floor underfoot.



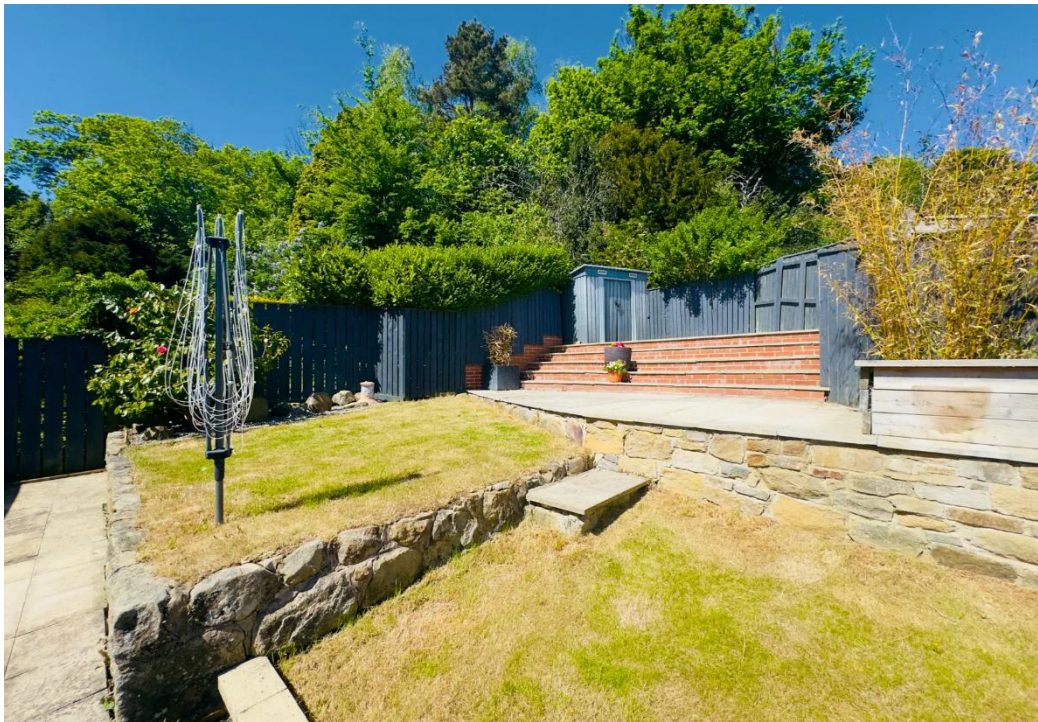
Floor Plan & EPC

Approximate Gross Internal Area

Ground Floor	72.4 sq. metres /779.4 sq. feet
First Floor	40.5 sq. metres /436.1 sq. feet
Second Floor	22.3 sq. metres /239.6 sq. feet
Total	135.2sq. metres /1455 .1 sq. feet



Total area: approx. 135.2 sq. metres (1455.1 sq. feet)





Local Authority
Newcastle City Council

Council Tax
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Tenure
Freehold

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon competition. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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