



- 4 Bed Detached House
- Cloakroom/WC
- Fabulous Kitchen with Granite Work Surfaces
- Garage and Gardens
- Ex Show House
- Study
- No Onward Chain

- Beautifully Presented & Appointed
- 21' Lounge with Bi-Fold Doors
- Family Bathroom & En Suite

A fabulous opportunity to purchase this superbly presented 4 bedroomed ex showhouse, within this sought after development. Beautifully decorated and appointed to a high standard, the Reception Hall has LVT flooring continuing into the Cloakroom/WC. The dual aspect 21' Lounge also has LVT flooring and bi-fold doors to the rear garden and is open to the Kitchen/Dining Room, fitted with a range of wall and base units, sunk unit, granite work surfaces, split level oven with 4 ring gas hob and extractor over, integral fridge, freezer and dishwasher with matching doors and wine cooler. The Utility Room also has a sink unit and granite work surfaces with plumbing for a washer and cupboard housing the central heating boiler. There is also a useful Study. Stairs lead from the hall to the First Floor Landing, with cupboard housing the pressurised hot water system and access to the loft. Bedroom 1 is to the front and has a range of fitted wardrobes and an En Suite Shower/WC, fitted with a low level wc, pedestal wash basin with mirrors over, shower cubicle with rainhead and hand held showers over and a chrome towel warmer. Bedroom 2 is also to the front. Bedroom 3 is to the rear and has a range of built in wardrobes. Bedroom 4 is also to the rear. The Bathroom/WC has a wc with concealed cistern, wall mounted wash basin with large mirror over, paneled bath with shower mixer, fully tiled walls and floor and chrome towel warmer. There is also a Garage with up and over door and car charging point.

Externally, there is a lawned Front Garden with wrought iron fence and gate, with path to the front door and block paved driveway to the garage. The Rear Garden has a patio with lawn, range of shrubs and a cold water tap.

This property is available with no onward chain.

Meadow Hill is in a desirable residential development to the West of Newcastle, well placed for local amenities and good road and public transport links into the city. There is good access to the A1 and A69.

**Reception Hall 12'10 x 6'8 (3.91m x 2.03m)**

**Cloakroom/WC 5'4 x 3'2 (1.63m x 0.97m)**

**Study 10'2 x 6'6 (3.10m x 1.98m)**

**Lounge 21'10 x 10'5 (6.65m x 3.18m)**

**Kitchen/Dining Room 17'3 x 9'4 (5.26m x 2.84m)**

**Utility Room 6'4 x 5'4 (1.93m x 1.63m)**

**First Floor Landing**

**Bedroom 1 11'8 x 10'0 (max+dr recess) (3.56m x 3.05m (max+dr recess))**

**En Suite Shower/WC 6'4 x 7'0 (max into shower) (1.93m x 2.13m (max into shower))**

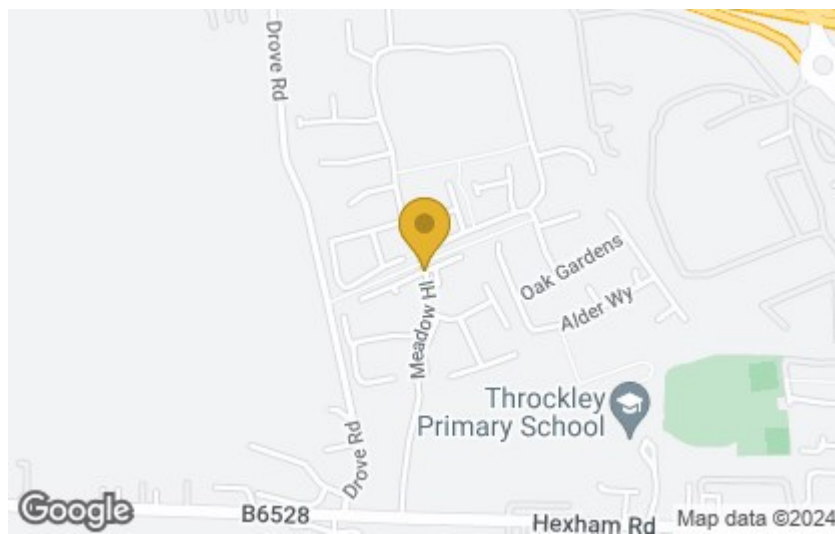
**Bedroom 2 10'8 x 9'6 (3.25m x 2.90m)**

**Bedroom 3 10'2 x 9'6 (3.10m x 2.90m)**

**Bedroom 4 12'0 x 7'9 (max) (3.66m x 2.36m (max))**

**Bathroom/WC 7'9 x 5'6 (2.36m x 1.68m)**

**Garage**



Energy Performance: Current B Potential A  
 Council Tax Band: E  
 Distance from School: Throckley Primary School: 0.5Miles  
 Distance from Newcastle central railway station: 8 miles  
 Distance from Newcastle International Airport: 5.4miles

*All distances are approximate*

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.