



- 4 Bedroomed Detached House
- Cloakroom/WC
- Breakfasting Kitchen
- Lovely Views to Front & Rear

- Unique Private Location
- Lounge with Contemporary Fire
- Bathroom/WC with Separate Shower

- Gardens extending to Circa 0.28 Acre
- Dining Room with French Doors
- Double Garage with Electric Door

A 4 bedroomed detached house, uniquely and privately situated within a small and exclusive development of only 3 similar properties within the grounds of Walbottle Hall, this superb family property boasts generous gardens and fine views. Approached via a private driveway, this stone built house has a Reception Hall with walk-in cloaks cupboard and a Cloakroom/WC with low level wc, bidet, wall mounted wash basin and underfloor heating. The Lounge has a wall mounted contemporary electric fire and corniced ceiling with double doors opening to the Dining Room, also with corniced ceiling and French doors to the rear garden. The 'L' shaped Breakfasting Kitchen has a range of wall and base units, sink unit, split level double oven, 5 ring induction hob with extractor over, integral fridge, freezer with matching door, LVT flooring and door to the rear. Stairs lead from the hall to the First Floor Landing, with storage cupboard and access to the boarded loft via a retractable ladder, with electric light and power points. Bedroom 1 is well fitted with a good range of wardrobes, bedside cabinets, double headboard, drawer unit and overhead storage cupboards and enjoys far reaching views to the front. Bedroom 2 is also to the front with built in wardrobes. Bedroom 3 has a lovely open aspect to the rear. Bedroom 4 has fitted wardrobes and shelving and is also to the rear. The Bathroom/WC is fitted with a low level wc, pedestal wash basin, double ended bath with hand held shower, shower quadrant with mains shower, mirror fronted cabinet and chrome towel warmer. There is an attached Double Garage with electric roller shutter door, wall and base units, sink unit, integral dishwasher and plumbing for an auto washer and door to the rear.

Externally, the Front Garden is lawned with driveway, double gates to the side, mature trees, and shrubs. The large Rear Garden is ideal for family use with lawn, mature sycamore trees, shrubs, 2 sheds and low stone perimeter wall.

Reception Hall 13'10 x 7'0 (max) (4.22m x 2.13m (max))

Cloakroom/WC 5'7 x 5'6 (1.70m x 1.68m)

Lounge 14'10 x 12'3 (4.52m x 3.73m)

Dining Room 12'2 x 9'8 (3.71m x 2.95m)

Breakfasting Kitchen 12'9 x 15'6 (max) (3.89m x 4.72m (max))

First Floor Landing

Bedroom 1 13'8 x 12'8 (max) (4.17m x 3.86m (max))

Bedroom 2 13'8 x 9'6 (4.17m x 2.90m)

Bedroom 3 10'10 x 9'8 (3.30m x 2.95m)

Bedroom 4 10'8 x 7'8 (max to back of robes) (3.25m x 2.31m)

Bathroom/WC 8'0 x 7'7 (2.44m x 2.31m)

Double Garage 18'4 x 14'6 (5.59m x 4.42m)



Energy Performance: Current D Potential B
 Council Tax Band: E
 Distance from School: Walbottle Primary School: 0.5 Miles
 Walbottle Capus: 1 Mile
 Distance from Newcastle Central Railway Station: 6.7 Miles
 Distance from Newcastle International Airport: 5.4 Miles

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.