



- 4 Bed Detached House
- Conservatory
- Refurbished Family Bathroom & En Suite Shower
- Distant Views

- Well Presented & Appointed
- Breakfasting Kitchen with French Doors
- Attached Garage

- Lounge with Fireplace Open to Dining Room
- Utility Room
- Front & Rear Gardens

A well presented and appointed 4 bedroomed detached house, in a commanding position within a cul-de-sac, on this sought after residential estate. With far reaching views to the front and backing onto an open green to the rear, the Entrance Hall leads to the spacious Lounge, with wall lights and pebble style electric fire in an ornate Minster surround, open to the Dining Room, with sliding patio doors to the Conservatory, overlooking and with doors to the rear garden. The Breakfasting Kitchen is fitted with wall and base units, sink unit, split level oven with 4 ring gas hob and extractor over, integral dishwasher and fridge with matching doors, breakfast bar and French doors to the garden. The Utility Room has wall units, work surfaces and plumbing for a washer. Stairs lead from the hall to the First Floor Landing, with cupboard housing the central heating boiler and access to the loft. Bedroom 1 enjoys distant views to the front, has a good range of fitted wardrobes and an En Suite Shower/WC with low level wc, wall mounted wash basin, shower quadrant with mains shower, chrome towel warmer and storage cupboard. Bedroom 2 is to the rear, Bedroom 3 has views to the front and Bedroom 4 is also to rear. The Bathroom/WC has been refurbished with a low level wc, wall mounted wash basin with storage under, panelled bath with rainhead shower over and hand held mixer, screen and chrome towel warmer. The Garage is attached with up and over door.

Externally, the Front Garden is lawned with mature shrubs and block paved driveway. The private Rear Garden has a patio with steps up to the lawn with a range of plants and shrubs.

Chapel Park is a sought after residential area on the Western periphery of Newcastle. There are good local amenities including schools and shops. Along with good access to the Airport, the A69 and the A1, there are excellent road and public transport links into the city,

**Entrance Hall 4'6 x 3'2 (1.37m x 0.97m)**

**Lounge 18'8 x 12'9 (5.69m x 3.89m)**

**Dining Room 10'0 x 8'9 (3.05m x 2.67m)**

**Conservatory 9'10 x 9'2 (3.00m x 2.79m)**

**Breakfasting Kitchen 18'0 x 9'4 (5.49m x 2.84m)**

**Utility Room 7'8 x 5'0 (2.34m x 1.52m)**

**First Floor Landing**

**Bedroom 1 11'6 x 9'10 (+dr recess) (3.51m x 3.00m (+dr recess))**

**En Suite Shower/WC 8'8 x 7'6 (2.64m x 2.29m)**

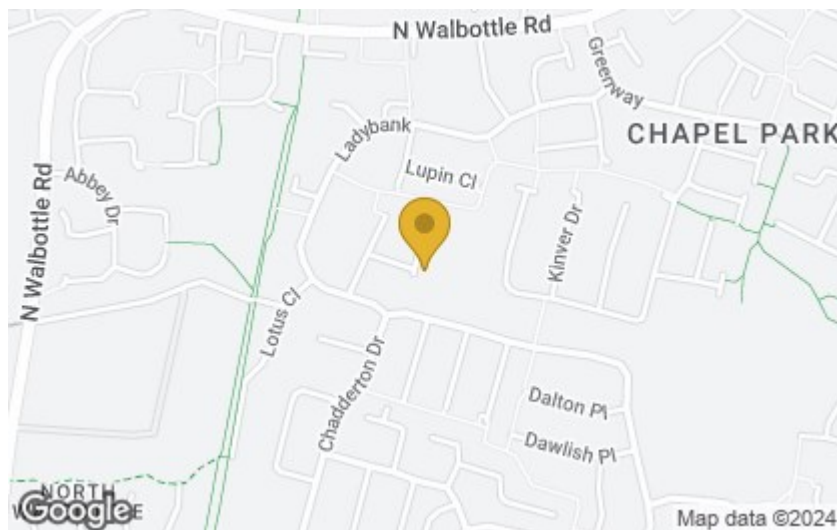
**Bedroom 2 11'0 x 8'8 (+dr recess) (3.35m x 2.64m (+dr recess))**

**Bedroom 3 11'0 x 7'10 (+dr recess) (3.35m x 2.39m (+dr recess))**

**Bedroom 4 11'8 x 7'8 (max) (3.56m x 2.34m (max))**

**Bathroom/WC 7'6 x 5'6 (2.29m x 1.68m)**

**Garage 12'10 x 8'2 (3.91m x 2.49m)**



Energy Performance: Current C Potential B  
 Council Tax Band: D  
 Distance from School: Milecastle Primary School: 0.5Miles  
 Knop Law Primary School: 0.9 Miles  
 Westerhope Primary School: 1.1 Miles  
 Distance from Newcastle International Airport: 4.3Miles  
 Distance from Newcastle Central Railway Station: 7 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.