



- 4 Bed Detached House
- 27' Kitchen/Dining Room
- Attached Garage
- Beautifully Presented Family Property
- Lovely Position within this Sought After Estate
- Refurbished Bathroom/WC with Shower
- Detached Garden Room
- Cloakroom/WC
- En Suite Shower
- Well Tended Gardens

A beautifully presented and appointed 4 bedroomed detached house, in a superb location within this sought after development, close to open green space. The Reception Hall has a Cloakroom/WC, with low level wc and wash basin with storage under. There is a Lounge to the front and a fabulous 27' Kitchen/Dining Room to the rear, with refitted kitchen with a range of wall and base unit, ceramic sink unit, split level double oven, 4 ring ceramic hob with extractor over and integral dishwasher and fridge with matching doors. To the dining/family area there is a contemporary upright radiator and French doors to the rear garden. Stairs lead from the hall to the First Floor Landing, with shelved linen cupboard and access to the loft. Bedroom 1 is to the front and has a good range of fitted wardrobes and an En Suite Shower/WC, with low level wc, wash basin with storage under, shower cubicle with rainhead and hand held showers and a towel warmer. Bedroom 2 has built in wardrobes and a wooded aspect to the rear. Bedroom 3 is to the front. Bedroom 4 is 'L' shaped and to the rear. The Bathroom/WC has been refurbished with a wc with concealed cistern, wash basin with storage under, double ended bath with waterfall tap, rainhead and hand held showers, folding shower screen and a towel warmer. There is an attached Garage with roller shutter door, combi boiler and plumbing for a washer.

Externally, the Front Garden is lawned with a tree and driveway to the garage. The Rear Garden is West facing with a patio with tap, decking with pergola, lawn, shed and superb, well built detached Garden Room, offering flexible space, ideal as a home office, gym or games room.

The Glade is situated within North Walbottle, on the Western periphery of Newcastle. This sought after area is well placed for schools for all ages. It is convenient for the A69 and Newcastle International Airport and there are good road and public transport links into the city.

Reception Hall 17'0 x 6'3 (5.18m x 1.91m)

Cloakroom/WC 5'9 x 2'10 (1.75m x 0.86m)

Lounge 16'8 x 11'2 (5.08m x 3.40m)

Kichen/Dining Room 27'2 x 10'8 (8.28m x 3.25m)

First Floor Landing

Bedroom 1 11'9 (to back of 'robes) x 14'6 (max) (3.58m (to back of 'robes) x 4.42m (max))

En Suite Shower/WC 6'3 x 5'10 (1.91m x 1.78m)

Bedroom 2 10'10 x 9'0 (3.30m x 2.74m)

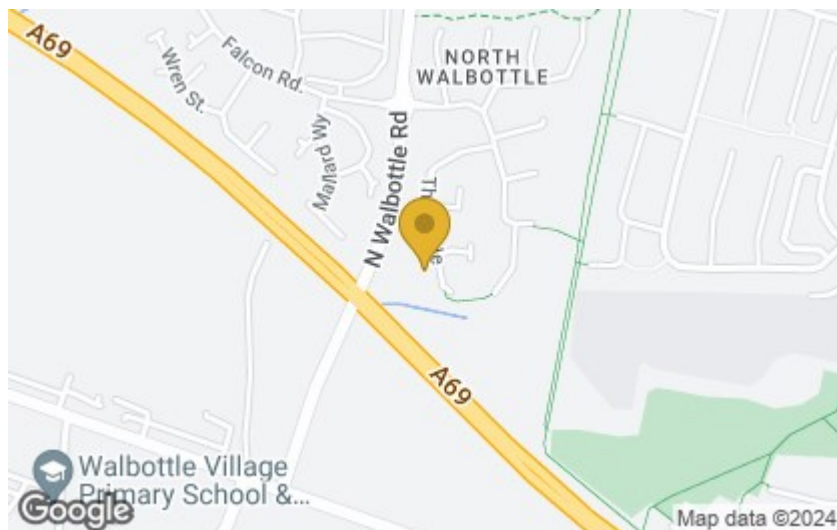
Bedroom 3 9'1 x 8'4 (2.77m x 2.54m)

Bedroom 4 8'9 x 9'3 (max) (2.67m x 2.82m (max))

Bathroom/WC 6'9 x 5'7 (2.06m x 1.70m)

Garage 16'4 x 8'7 (4.98m x 2.62m)

Detached Garden Room 19'0 x 8'8 (5.79m x 2.64m)



Energy Performance: Current C Potential B
 Council Tax Band: E
 Distance from School: Walbottle Primary School: 0.7Miles
 Walbottle Campus: 1.2Miles
 Distance from Newcastle International Airport: 4.9 Miles
 Distance from Newcastle Central Railway Station: 7.3 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.