



- 4 Bed Detached House
- Lounge with Fireplace and Bay
- En Suite Shower & Family Bathroom
- A Fabulous Family Home
- Beautifully Presented & Appointed
- Kitchen/Diner with French Doors
- Integral Garage
- Updated by the Current Owners
- Utility Room & Cloaks/WC
- Front & Rear Gardens

A fabulous 4 bedroomed detached family house, occupying an excellent position within this sought after development. Updated and improved by the current owners, to include extensive use of panelling and other features, the Reception Hall leads to the Lounge, with bay to the front and a feature flame effect electric fire within a contemporary surround and with fitted storage cabinets and display shelving to the recesses. The Kitchen/Diner is fitted with a range of high gloss wall and base units with a ceramic sink unit, split level oven, 4 ring gas hob with extractor over, integral dishwasher with matching doors and a bay with French doors opening to the rear garden. The Utility Room has a sink unit with cupboard under and shelving over, plumbing for a washer and a door to the rear. The Cloakroom/WC has a low level wc and pedestal wash basin. Stairs lead from the hall to the First Floor Landing. Bedroom 1 is to the front and has an En Suite Shower/WC, refurbished with a contemporary white suite with contrasting black fittings comprising a wall hung wc with concealed cistern, wash stand with circular wash basin and storage under and shower enclosure with rainhead and hand held showers. Bedroom 2 is also to the front with Bedrooms 3 and 4 to the rear. The Bathroom/WC has a low level wc, pedestal wash basin, panelled bath with shower attachment and a chrome towel warmer. The Integral Garage has an up and over door and houses the combi boiler.

Externally, the Front Garden is lawned, with block paved double width driveway. The landscaped Rear Garden has a patio with lawn beyond, additional patio and displays of plants and shrubs.

Old School Drive is conveniently located for schools and other amenities. There are good road and public transport links into the city and other surrounding areas, with the Airport, A1 and A69 easily accessible.

Reception Hall 11'9 x 6'2 (3.58m x 1.88m)

Lounge 10'9 x 17'8 (into bay) (3.28m x 5.38m (into bay))

Kitchen/Diner 17'2 x 15'6 (max) (5.23m x 4.72m (max))

Utility Room 5'6 x 5'6 (1.68m x 1.68m)

Cloakroom/WC 5'3 x 3'4 (1.60m x 1.02m)

First Floor Landing

Bedroom 1 13'6 x 10'2 (+dr recess) (4.11m x 3.10m (+dr recess))

En Suite Shower/WC 6'9 x 5'4 (2.06m x 1.63m)

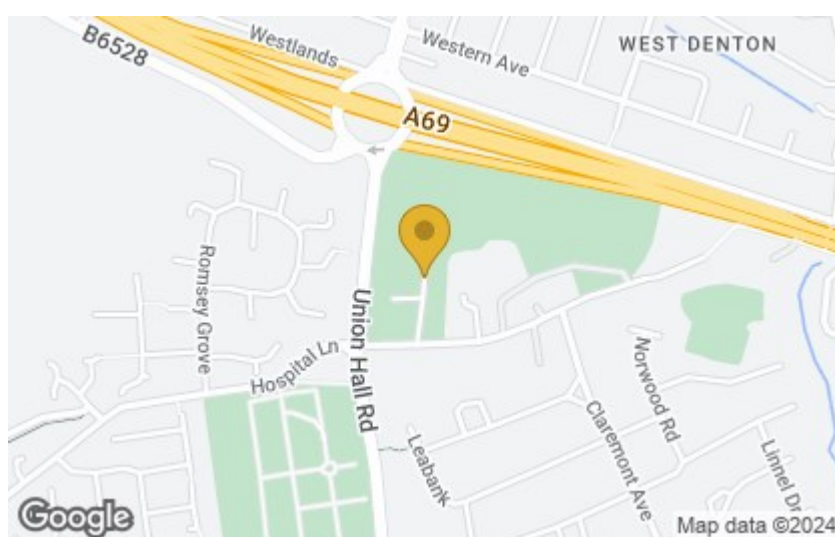
Bedroom 2 13'2 x 9'3 (4.01m x 2.82m)

Bedroom 3 11'9 x 9'10 (3.58m x 3.00m)

Bedroom 4 9'9 x 9'8 (2.97m x 2.95m)

Bathroom/WC 6'9 x 6'2 (2.06m x 1.88m)

Integral Garage 16'10 x 8'10 (5.13m x 2.69m)



Energy Performance: B

Council Tax Band: D

Distance from School: West Denton Primary School: 0.7 Miles

Distance from Newcastle International Airport: 6.2 Miles

Distance from Newcastle Central Railway Station: 5.7 Miles

Newcastle City Council 0191 2787878

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.