



- 4 Bed Detached House
- Cloakroom/WC
- Family Bathroom and En Suite Shower
- A Superb Family House

- Completed in 2019 by Storey Homes
- Lounge with Media Wall with Evonic Fire
- Attached Garage

- Finished to a High Standard with Many 'Extras'
- 31' Multifunctional Kitchen/Dining/Family Room
- Landscaped Gardens

A fabulous opportunity to purchase a beautifully designed and presented 4 bedroomed detached house, upgraded and appointed to a high standard. Completed by Storey Homes around 5 years ago and with circa 5 years NHBC Guarantee remaining, the full height Reception Hall has a dado ail and Porcelanosa marble tiled floor and a Cloakroom/WC with wc with concealed cistern and wash basin with mirror over. The focal point of the spacious Lounge is an Evonic electric fire set within a media wall and there are wall lights. The 31' multi-functional Kitchen/Dining/Family Room is fitted with a range of high gloss wall and base units, sink unit, Silestone work surfaces, split level double oven, microwave, 5 ring gas hob with extractor over, integral fridge, freezer, auto washer and dishwasher with matching doors, Porcelanosa tiled floor and 2 sets of French doors to the rear garden. Stairs lead from the hall to the First Floor Galleried Landing, with cupboard housing the pressurised hot water system. Bedroom 1 is to the front with feature panelling, fitted Hammond wardrobes and an En Suite Shower/WC with wc with concealed cistern, vanity unit with wash basin, shower cubicle with rainhead and hand held showers and chrome towel warmer. Bedroom 2 is to the front. Bedroom 3 has a range of fitted wardrobes, half panelled walls and is to the front. Bedroom 4 is to the rear, also with half panelled walls. The Bathroom/WC has a wc with concealed cistern, wall mounted wash basin with storage under and large mirror over, double ended bath with hand held shower and shower cubicle with rainhead and hand held showers. The Garage is attached, with up and over door.

Externally, The Front Garden is lawned with a block paved double width driveway. The landscaped Rear Garden is ideal for family use with a terrace with pergola and steps down to the lawn and additional patio with patio seating, BBQ and planter with an acer, and fence surround.

Reception Hall 14'10 x 5'0 (4.52m x 1.52m)

Cloakroom/WC 5'6 x 3'2 (1.68m x 0.97m)

Lounge 16'4 x 12'6 (4.98m x 3.81m)

Kitchen/Family/Dining Room 31'2 x 12'0 (max) (9.50m x 3.66m (max))

First Floor Galleried Landing

Bedroom 1 11'6 x 12'9 (max to back of 'robes) (3.51m x 3.89m (max to back of 'robes))

En Suite Shower/WC 7'3 x 3'10 (2.21m x 1.17m)

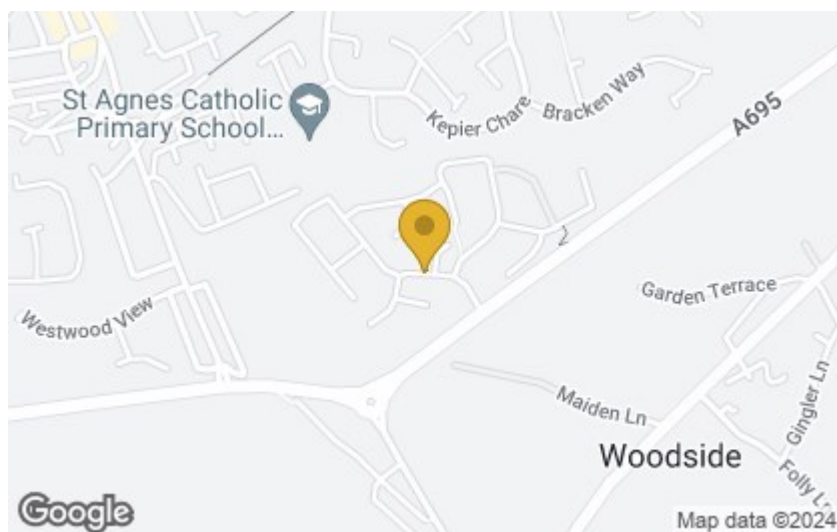
Bedroom 2 13'3 x 9'2 (4.04m x 2.79m)

Bedroom 3 12'2 x 9'10 (3.71m x 3.00m)

Bedroom 4 10'6 x 10'0 (3.20m x 3.05m)

Bathroom/WC 9'10 x 8'0 (max) (3.00m x 2.44m (max))

Garage 16'10 x 9'0 (5.13m x 2.74m)



Energy Performance: Current B Potential A
 Council Tax Band: E
 Distance from School: Ryton: 1.3 Miles
 Distance from Newcastle Central Railway Station: 7.8 Miles
 Distance from Newcastle International Airport: 9.5 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.