



- 3 Bed Detached House
- Circa 7 Years NHBC Guarantee Remaining
- 21' Kitchen/Dining Room
- Great Location - Open Green to Front

- Sought After Development
- Cloaks/WC
- Bathroom and En Suite Shower

- Completed in 2021
- Lounge with Feature Fire
- Detached Garage; Gardens

This 3 bedroomed detached house occupies a fabulous position within this sought after estate, with a pleasant aspect over a green to the front. Ideal for the family purchaser, the Reception Hall leads to the Cloakroom/WC, with wc with concealed cistern and pedestal wash basin with large mirror over. The focal point of the Lounge is an inset feature electric fire within a media wall, with fitted display shelving to the recess and bow window to the front. The 21' Kitchen/Dining Room is well fitted with wall and base units, inset sink unit to Silestone work surfaces, split level oven with 4 ring gas hob and extractor over, integral auto and dishwashers with matching doors, storage cupboard and French doors to the rear garden. Stairs lead from the hall to the First Floor Landing, with spacious storage cupboard and access to the boarded loft via a retractable ladder. Bedroom 1 enjoys a pleasant open aspect over a green to the front and has built in double wardrobes with mirror fronted sliding doors, as well as an En Suite Shower/WC, with wc with concealed cistern, pedestal wash basin with mirror fronted cabinet over, shower cubicle with mains shower and a chrome towel warmer. Bedroom 2 has built in wardrobes and is to the rear. Bedroom 3 has a good range of wardrobes and is also to the rear. The Bathroom/WC has a wc with concealed cistern, pedestal wash basin, panelled bath with tiled surrounds, large mirror and a chrome towel warmer. There is also a Detached Garage with up and over door.

Externally, the Front Garden is lawned and there is a driveway to the garage. The Rear Garden faces South/West, with a patio, lawn and fence surround.

Abbey Heights is conveniently situated on the Western periphery of Newcastle, with excellent access to the A69 and A1, as well as local amenities including schools for all ages, and road and public transport links into both surrounding countryside and the city.

Reception Hall 12'0 x 4'6 (3.66m x 1.37m)

Cloakroom/WC 6'3 x 3'0 (1.91m x 0.91m)

Lounge 13'9 x 14'2 (into bay) (4.19m x 4.32m (into bay))

Kitchen/Dining Room 21'9 x 9'6 (6.63m x 2.90m)

First Floor Landing

Bedroom 1 10'8 x 9'4 (+dr recess) (3.25m x 2.84m (+dr recess))

En Suite Shower/WC 7'3 x 4'0 (2.21m x 1.22m)

Bedroom 2 9'0 (+dr recess) x 10'3 (max to back of robes) (2.74m (+dr recess) x 3.12m (max to back of robes))

Bedroom 3 9'3 x 7'3 (2.82m x 2.21m)

Bathroom/WC 8'0 x 5'8 (2.44m x 1.73m)

Detached Garage



Energy Performance: Current B Potential A
 Council Tax Band: D
 Distance from School:
 Distance from Metro:
 Distance from Village Centre:

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.