



- 4 Bed Detached House
- Cloakroom/WC
- Separate Utility
- Private Driveway Serving 5 Properties

- Completed 2022 - Circa 8 Yrs NHBC Remaining
- Lounge with Bay
- Family Bathroom and En Suite

- Lovely Location with Open Aspect
- 22' Multi-functional Kitchen/Dining/Family Room
- Garage; Sun Room; Gardens

This beautifully presented 4 bedroomed detached house was completed in 2022 and has many improvements and 'extras'. Occupying a fabulous position within this sought after development, off a private drive serving only 5 similar properties and with an open aspect to the front, this is an ideal family home. The Reception Hall has a storage cupboard, with LVT flooring continuing into the Cloakroom/WC, with a wc with concealed cistern and vanity unit with wash basin. The Lounge has a bay to the front. The 22' 'L' shaped multi-functional Kitchen/Dining/Family Room is well fitted with a range of wall and base units, sink unit, breakfast table, split level double oven, microwave, induction hob and extractor over, integral fridge, freezer and dishwasher with matching doors, walk-in pantry, LVT flooring and French doors to the rear garden. The Utility Room is fitted with wall and base units with sink unit, plumbing for a washer and door to the side. Stairs lead from the hall to the First Floor Landing, with airing cupboard housing a pressurised hot water cylinder. Bedroom 1 is to the front and has an En Suite Shower/WC with wc with concealed cistern, wall mounted wash basin and double shower cubicle with mains shower. Bedroom 2 is to the rear, with Bedroom 3 to the front and Bedroom 4 to the rear. The Bathroom/WC has a wc with concealed cistern, wash basin with storage under and panelled bath with mains shower over. There is a 20' Garage with work bench and a Sun Room with French doors.

Externally, the Front Garden is lawned with shrubs to the borders and driveway to the garage. The Rear Garden is ideal for family use, with a patio and lawn.

Church View is a new development by Ashberry Homes, part of Bellway, and is well placed for access to the Airport and main road and transport links, into the city and to the surrounding countryside to the West.

Reception Hall 14'6 x 4'8 (4.42m x 1.42m)

Cloakroom/WC 7'0 x 3'2 (2.13m x 0.97m)

Lounge 11'8 x 16'3 (into bay) (3.56m x 4.95m (into bay))

Kitchen/Dining/Family Room 22'2 x 14'8 (max) (6.76m x 4.47m (max))

Utility Room 6'0 x 5'8 (1.83m x 1.73m)

First Floor Landing

Bedroom 1 9'9 x 15'3 (into bay) (2.97m x 4.65m (into bay))

En Suite Shower/WC 6'6 x 4'4 (1.98m x 1.32m)

Bedroom 2 11'6 x 9'3 (3.51m x 2.82m)

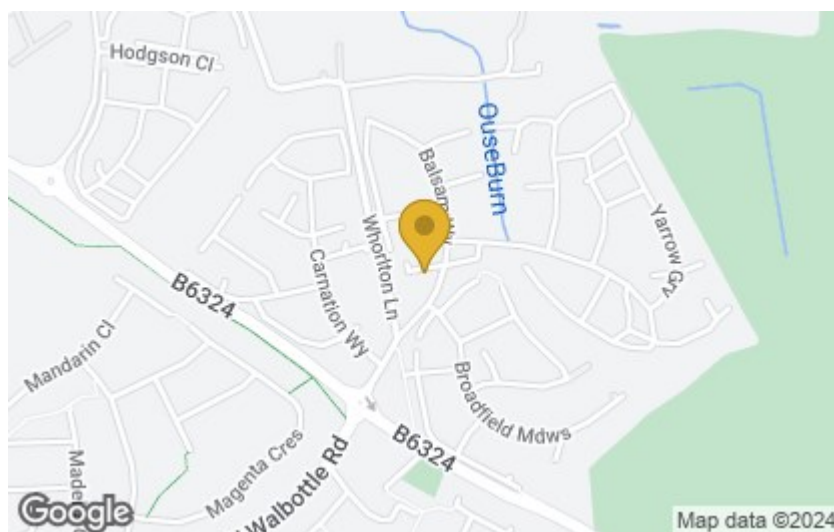
Bedroom 3 10'2 x 9'6 (3.10m x 2.90m)

Bedroom 4 10'6 x 7'10 (3.20m x 2.39m)

Bathroom/WC 6'10 x 5'6 (2.08m x 1.68m)

Garage 20'8 x 10'8 (6.30m x 3.25m)

Sun Room 9'8 x 6'0 (2.95m x 1.83m)



Energy Performance: Current B Potential A
 Council Tax Band: D
 Distance from School: Westerhope Primary School: 0.9 Miles
 Distance from Newcastle International Airport: 3.8 Miles
 Distance from Newcastle Central Railway Station: 6.4 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.