



- 4 Bed Semi Detached House
- Fabulous 30' Multi-functional Kitchen/Dining/Family Room
- Superb Family Bathroom & En Suite Shower
- A Stunning Family Home

- Refurbished & Presented to a High Standard
- Cloaks/WC; Utility
- Lovely Open Aspect to The Rear

- Lounge with Recessed Lighting
- Generous Double Bedrooms
- South Facing Rear Family Garden

This beautifully presented 4 bedroomed semi detached house has been refurbished and extended to provide a truly stunning family home, in a wonderful location, with lovely open aspect to the rear. With exceptional attention to detail and many superb features, the Reception Hall has a Cloakroom/WC with wc with concealed cistern and wall mounted wash basin. The Lounge has recessed ceiling lighting and sliding doors to the 30' multi-functional Kitchen/Dining/Family Room, the kitchen area fitted with a comprehensive range of wall and base units and island with breakfast bar, Quartz work surfaces, sink unit, split level oven, combination microwave/oven, warming drawer, 5 ring induction hob with concealed extractor over, integral dishwasher with matching door and bi-fold doors opening to the rear garden. There is also a picture window and French door from the dining area to the garden. The Utility Room has a sink unit with cupboards under, shelving, plumbing for a washer and door to the side. Stairs lead from the hall to the First Floor Landing, with shelved linen cupboard and access to the part boarded loft, with electric light, via a retractable ladder. Bedroom 1 is to the front and has a range of fitted wardrobes and En Suite Shower/WC with wc with concealed cistern, wall mounted his and hers wash basins with storage under and mirror fronted cabinet over and shower enclosure with rainhead and hand held showers. Bedroom 2 is to the front, with Bedrooms 3 and 4 enjoying a lovely open aspect to the rear to the rear. The Bathroom/WC is well fitted with a wc with concealed cistern, wash basin with storage under, free standing double ended bath with hand held shower and a shower enclosure with rainhead and hand held showers. There is also Garage Storage Space with an up and over door.



Externally, the Front Garden is block paved, with a stocked bed and parking for 3 cars. The South facing Rear Garden, has decking, a lawn and wonderful open aspect, ideal for family use.

Reception Hall 16'2 x 6'6 (4.93m x 1.98m)

Cloakroom/WC 6'10 x 2'8 (2.08m x 0.81m)

Lounge 17'2 x 12'2 (5.23m x 3.71m)

Kitchen/Dining/Family Room 18'3 x 30'4 (max) (5.56m x 9.25m (max))

Utility Room 10'9 x 7'9 (3.28m x 2.36m)

First Floor Landing

Bedroom 1 11'2 x 16'0 (into bay) (3.40m x 4.88m (into bay))

En Suite Shower/WC 8'1 x 7'6 (2.46m x 2.29m)

Bedroom 2 12'9 x 11'2 (3.89m x 3.40m)

Bedroom 3 12'3 x 11'2 (3.73m x 3.40m)

Bedroom 4 11'2 x 11'2 (3.40m x 3.40m)

Bathroom/WC 8'0 x 7'6 (2.44m x 2.30m)

Garage Storage 10'2 x 8'0 (3.11m x 2.44m)





Energy Performance: Current C Potential B

Council Tax Band: D

Distance from School: Knop Law Primary School: 0.1 Miles

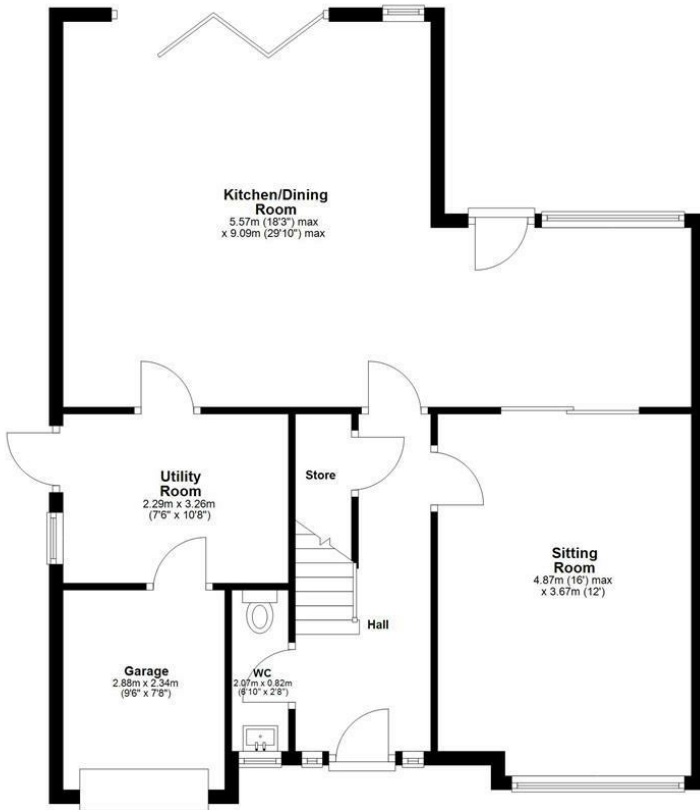
Milecastle Primary School: 0.3 Miles

Distance from Newcastle International Airport: 5.2 Miles

Distance from Newcastle Central Railway Station: 6.7 Miles

Newcastle City Council: 0191 2787878

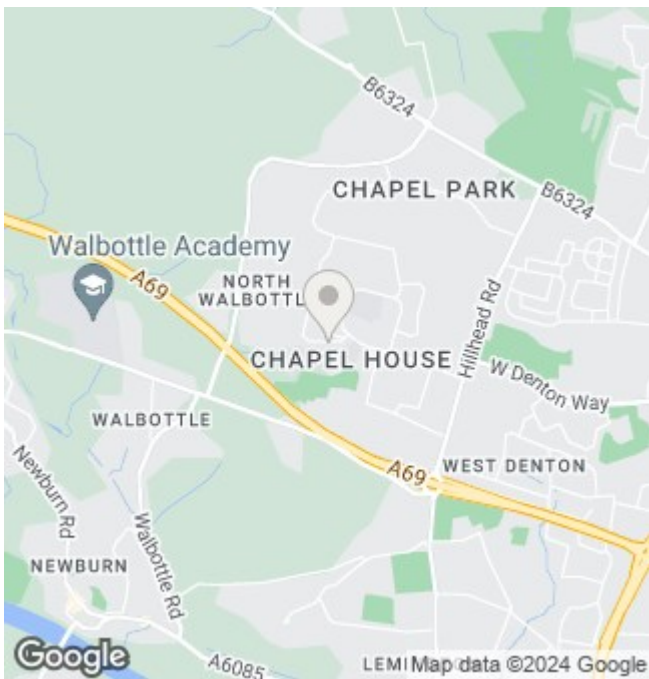
Ground Floor



First Floor



Total area: approx. 158.4 sq. metres (1705.2 sq. feet)



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.