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- 3 Bed Detached House
- Cloakroom/WC
- Integral Garage
- Council Tax Band: D EPC: B

- Sought After Development
- 23' Kitchen/Dining Room with French Doors
- South Facing Rear Garden

- Lounge
- Family Bathroom and En Suite
- Built by Bellway

This 3 bedroomed detached house is superbly situated within the sought after Abbey Heights development, on the Western periphery of Newcastle. The Entrance Hall leads to the Lounge, to the front of the property, and on to the Inner Hall, with Cloakroom/WC, with wc with concealed cistern and pedestal wash basin. The 23' Kitchen/Dining Room has a well fitted kitchen area, with a range of wall and base units, split level oven with 4 ring gas hob and extractor over, integral fridge, freezer, dishwasher and auto washer with matching doors, island with breakfast bar and cupboard housing the combi boiler. The dining/family area has French doors opening to the rear garden. Stairs lead from the inner hall to the First Floor Landing, with access to the loft. Bedroom 1 is to the front and has an En Suite Shower/WC, with wc with concealed cistern, pedestal wash basin and shower cubicle with rainhead and hand held showers. Bedrooms 2 and 3 are both to the rear. The Bathroom/WC is fitted with a wc with concealed cistern, pedestal wash basin, panelled bath with rainhead and hand held showers, screen and chrome towel warmer. The integral Garage has an up and over door and a work bench.

Externally, the Front Garden is lawned, with double width driveway. The South facing Rear Garden has a patio with lawn, shrubs to the borders and fence surround.

Abbey Heights is well paced for local amenities, along with main road and public transport links into the city and other surrounding areas. There is also good access to the A69, ideal for commuting into the city or West to the Tyne Valley towns, villages and countryside.

**Entrance Hall 5'9 x 4'8 (1.75m x 1.42m)**

**Lounge 15'6 x 13'0 (4.72m x 3.96m)**

**Inner Hall**

**Cloakroom/WC 6'0 x 4'8 (1.83m x 1.42m)**

**Kitchen/Dining Room 23'8 x 10'2 (max) (7.21m x 3.10m (max))**

**First Floor Landing**

**Bedroom 1 10'6 x 12'8 (max) (3.20m x 3.86m (max))**

**En Suite Shower/WC 6'6 x 4'10 (1.98m x 1.47m)**

**Bedroom 2 14'2 x 9'10 (4.32m x 3.00m)**

**Bedroom 3 9'9 x 9'6 (2.97m x 2.90m)**

**Bathroom/WC 7'2 x 6'8 (+recess) (2.18m x 2.03m (+recess))**

**Integral Garage 19'8 x 10'1 (5.99m x 3.07m)**

*\*Please see Floor Plan on Page 4 for room sizes.*







Energy Performance: Current Potential

Council Tax Band: D

Distance from Walbottle Primary School: 0.7 miles

Distance from Callerton Parkway Metro: 3.8 miles

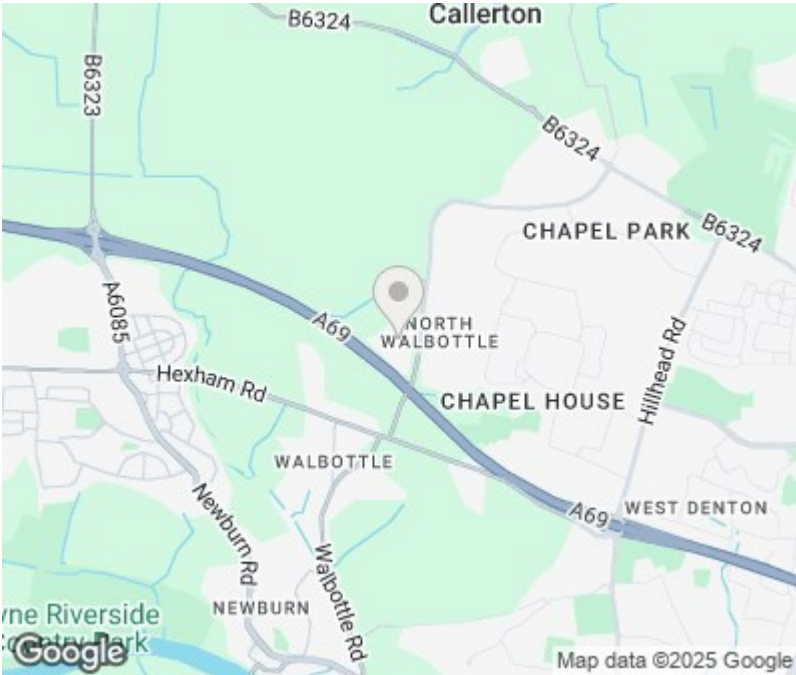
Distance from Central Train Station: 7.0 miles

*Please note all sizes and distances are approximate.*

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*Verified reviews from our clients*



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