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- Extended 4 Bedroom Detached House
- Large Main Bedroom
- Double Width Driveway
- Council Tax Band D
- Great Cul-de-Sac Location
- Modern Kitchen and Bathroom
- Single Garage

- Open Plan Living to the Ground Floor
- Enclosed Rear Garden with a Southerly Aspect
- EPC C

4 bedroom extended detached house situated within a cul-de-sac, benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with tiled floor and a walk-in cloakroom cupboard with sliding door wardrobes, there is also a door to the garage. Lounge with dual aspect windows to the front and side, open plan to the Dining Room which has patio doors to the rear garden, open plan to the Kitchen with wall and base units work top surfaces, Belfast Sink, tiled splash back, integrated electric oven and hob with an extractor hood over, spotlights to the ceiling, tiled floor, integrated fridge freezer and dishwasher, patio doors to the rear garden and stairs to the first floor Landing with a loft hatch. Bedroom 1 was originally 2 bedrooms, there are 3 further double bedrooms and a Family Bathroom with a freestanding bath with center taps, double shower cubicle with a mains shower, wall mounted hand wash basin, low level w/c, tiled floor, heated towel rail, spotlights to the ceiling and an extractor fan.

Externally to the front there is a double width block paved driveway leading to a single garage via an electric roller door which has a wall mounted Combi boiler and plumbed for a washing machine. To the rear there is a lovely enclosed mature garden with lawn and paved patio area which enjoys a southerly aspect.

North Walbottle is a sought after area on the Western periphery of Newcastle, with good local schools and amenities. There is good access to the A69 along with road and public transport links into Newcastle.



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





Energy Performance: Current C Potential B

Council Tax Band: D

Distance from Knop Law Primary School: 0.3 miles

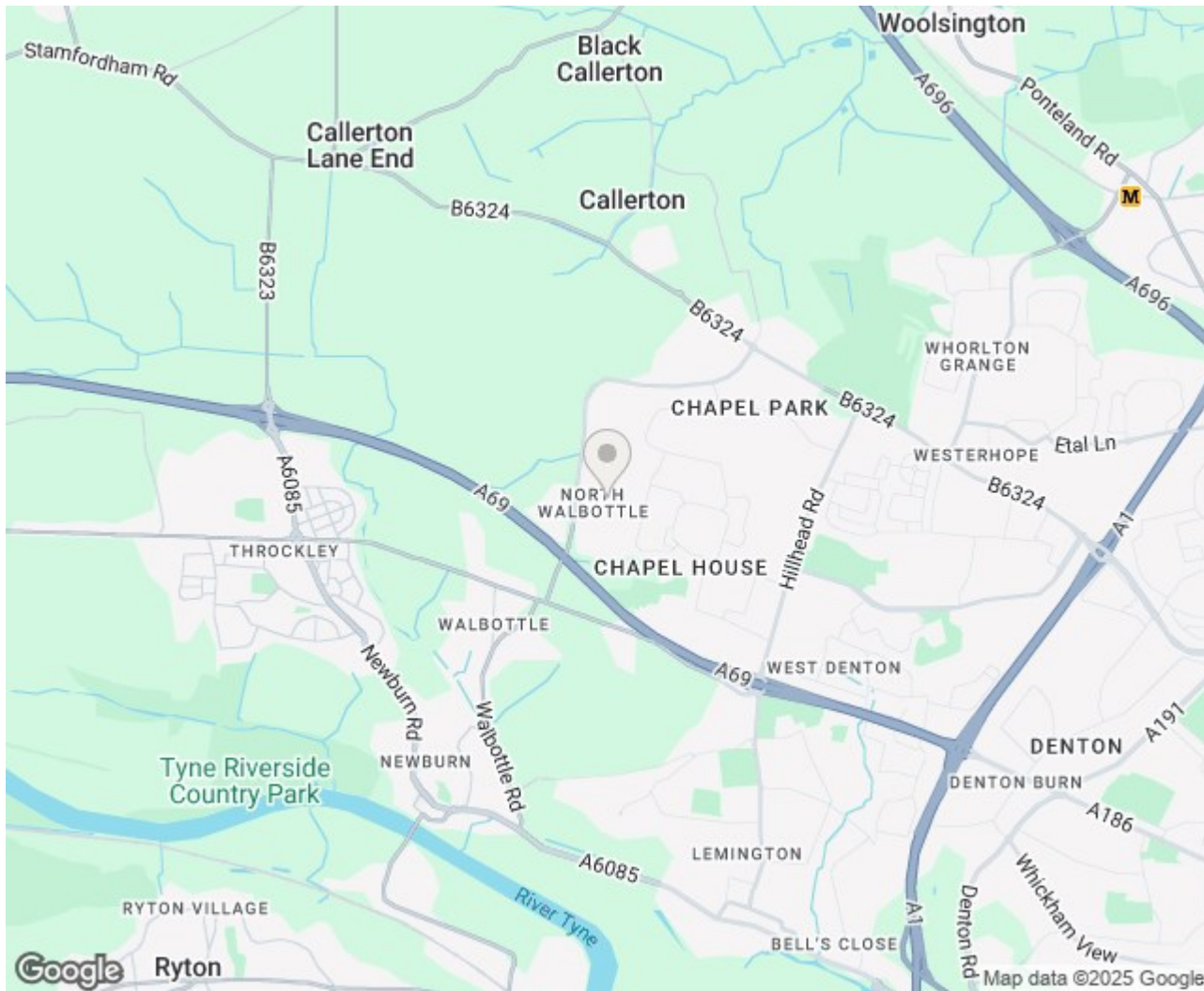
Distance from Walbottle Academy: 0.6 miles

Please note all sizes and distances are approximate.

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