



4



2



2

- Stunning 4 Bedroom Spacious Detached House
- En-Suite to Bedroom 1
- Gas Central Heating
- Council Tax Band E

- Great Open Plan Living to the Rear
- Garage and Double Driveway
- Sealed Unit Double Glazed Windows

- South Facing Rear Garden
- Downstairs W/C
- EPC B

Stunning 4 bedroom spacious detached house situated within a cul-de-sac and benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with tiled flooring, storage cupboard and a Solid Oak Staircase. Lounge with a feature fireplace, bay window and spotlights to the ceiling. Downstairs W/C with a low level w/c, wall mounted hand wash basin, part tiled walls and tiled flooring. Open plan Kitchen Diner with Bi-folding doors to the rear, wall and base units, compact laminate work top surfaces, one and a half sunken sink, electric oven and built in microwave, 5 burner gas hob with extractor over, tiled splash back, tiled flooring, integrated dishwasher and fridge freezer. Separate Utility Area with wall and base units, roll top work surfaces, plumbed for washing machine, tiled flooring, wall mounted Combi boiler enclosed in the wall unit, door to the side access. First floor landing with a loft hatch which has pull down ladders to a part boarded out loft. Bathroom with a panelled bath, vanity unit with a wash hand basin, separate shower cubicle which has a mains shower, heated towel rail, extractor fan, tiled walls and flooring, storage cupboard housing the hot water tank. Bedroom 1 has fitted sliding door wardrobes and is to the front aspect. Bedroom 2 also has fitted wardrobes and is to the rear aspect. Bedroom 3 has a storage cupboard and is to the front aspect. Bedroom 4 is to the rear aspect.

Externally to the front there is driveway parking for up to 3 cars leading to a garage via an up and over garage door. To the rear there is a lovely garden with lawn and patio areas which enjoys a Southerly aspect.

Drumburgh Grove is well placed for local amenities, the A69 and the A1, with good access into the city.





Energy Performance: Current B Potential A

Council Tax Band: E

Distance from School: Throckley Primary School:
0.8 Miles

Walbottle Campus: 1.3 Miles

Distance from Newcastle International Airport: 5.3
Miles Distance from Newcastle Central Railway
Station: 6.9 Miles
Newcastle City Council 0191 2787878

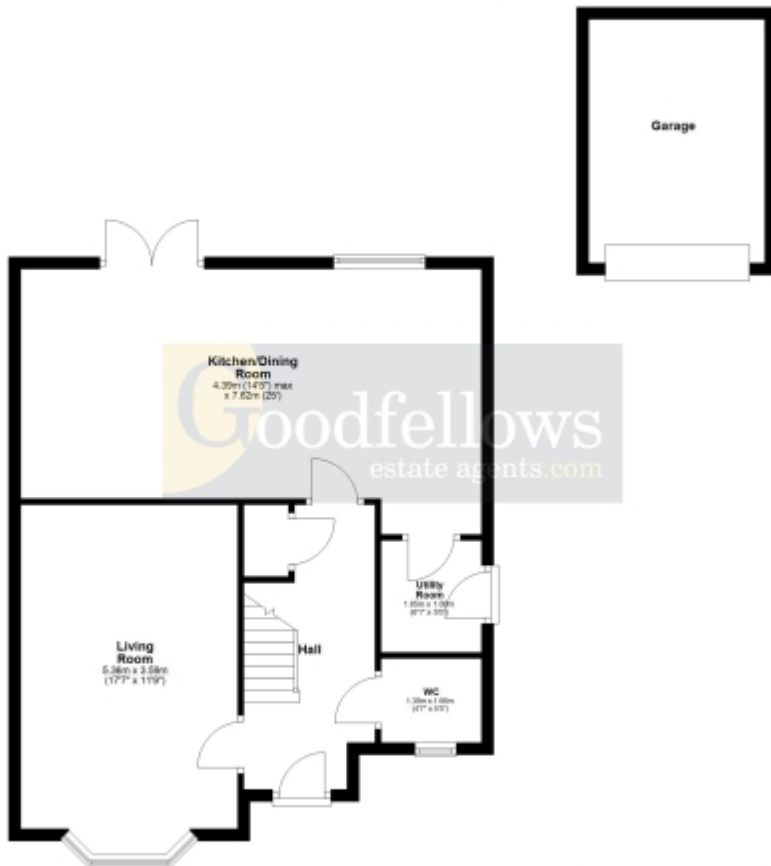
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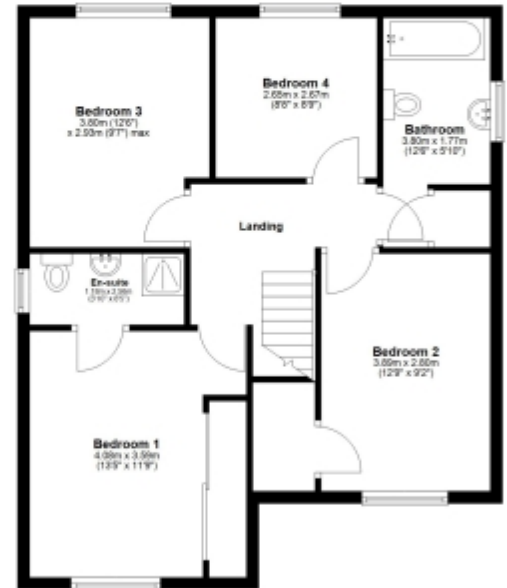
Ground Floor

Approx. 76.2 sq. metres (841.6 sq. feet)



First Floor

Approx. 64.7 sq. metres (696.7 sq. feet)



Total area: approx. 142.9 sq. metres (1538.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanIt.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.