



4



2



2

- 4 Bedroom Extended Detached House
- En-Suite to Bedroom 1
- Gas Central Heating
- EPC B

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

- Lovely Enclosed Rear Garden
- Solar Panels
- Council Tax Band E

Immaculately presented 4 bedroom extended detached house benefitting from gas central heating, sealed unit double glazed windows and Solar panels. Briefly comprising of an Entrance Porch with Karndean flooring, storage cupboard, spotlight to the ceiling and stairs to the first floor. Downstairs W/C with a low level w/c, vanity unit with a wash hand basin, heated towel rail, Karndean flooring and tiled walls. Lounge with a feature fireplace with a multi fuel burner. Open plan Kitchen Diner with a centre island, wall and base units, Quartz work top surfaces, sunken sink, Karndean flooring, spotlights to the ceiling, integrated appliances to include an electric oven, induction hob, fridge and dishwasher, opening to the Sun Room which has Karndean flooring, French doors to the garden and spotlights to the ceiling. First floor landing with spotlights to the ceiling and a loft hatch with pull down ladders. Shower Room with a walk in shower, low level w/c, vanity unit with a wash hand basin, tiled splash back, tiled flooring, spotlights to the ceiling, extractor fan and a heated towel rail. Bedroom 1 has fitted wardrobes and is to the front aspect leading to the En-Suite which has a shower cubicle with a mains shower, low level w/c, vanity unit with a wash hand basin, tiled walls and flooring, spotlights to the ceiling, extractor fan and a heated towel rail. Bedroom 2 is to the rear aspect, Bedroom 3 is to the front aspect, Bedroom 4 has laminate flooring and is to the rear aspect.

Externally to the front there is a lawned garden with borders and a double width Driveway leading to a garage via an electric roller door which has a wall mounted Combi boiler, door to rear garden and storage area above. To the rear there is an enclosed garden with a lawned and patio area, there is also a shed.

Chapel Park is pleasantly situated on the Western periphery of Newcastle, with good local schools and other amenities. There are good road and public transport links into the city. Well placed for Newcastle International Airport, the A1 and A69, there is also excellent access to surrounding countryside.





Energy Performance: Current B Potential B

Council Tax Band: E

Distance to Kenton Bank foot Metro Station: 1.5 miles

Distance to Milecastle Primary: 0.4 miles

Distance to Newcastle City Centre: 5.6 miles

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Total area: approx. 145.0 sq. metres (1560.9 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 PlanUp.

67 Grosvenor Way

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 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.