



3



2



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- 3 Bed Detached House
- Study; Cloakroom/WC
- Family Bathroom and En Suite Shower
- Circa 5 Years NHBC Remaining

- Fabulous Location on Sought After Development
- 23' Kitchen/Dining Room with French Doors
- Garage Space

- Lounge
- Utility Room
- South/East Facing Rear Garden

A well presented 3 bedroomed detached house, superbly situated within this sought after development. With around 5 years NHBC guarantee remaining, and with gas fired central heating and sealed unit double glazing, this property is located on a private road, shared with just 6 properties and with a pleasant aspect over a green to the front. The Entrance Hall, with cloaks rail and shoe rack, leads to the Lounge to the front, and then on to the Inner Hall with Cloakroom/WC, with a wc with concealed cistern and pedestal wash basin. There is a useful Study and 23' Kitchen/Dining Room, the kitchen area well fitted with wall and base units, sink unit, split level oven with 4 ring gas hob and extractor over, integral fridge, freezer and dishwasher with matching doors. The dining area has a feature panelled wall and French doors opening to the rear garden. The separate Utility Room has a sink unit with cupboard under, combi boiler, cloaks rail and door to the side. Stairs lead from the Inner Hall to the First Floor Landing, with access to the loft. Bedroom 1 has a pleasant open aspect to the front, wall to wall wardrobes and an En Suite Shower/WC with wc with concealed cistern, pedestal wash basin, shower cubicle with rainhead and handheld showers and a mirror fronted cabinet. Bedroom 2 is to the rear. Bedroom 3 has a feature half panelled wall and is to the rear. The family Bathroom/WC has a wc with concealed cistern, wall mounted wash basin and panelled bath with half tiled surrounds. There is a Garage, part of which has been converted to the study, with the remaining space ideal for storage or other uses, such as a gym. Externally, the Front Garden is lawned, with block paved double width driveway and electric car charging point. The Rear Garden is South/East facing and ideal for family use with a patio, lawn and decking. Broadfield Meadows is conveniently situated within a highly sought after residential development on the eastern periphery of Newcastle, with good access to local amenities, as well as the A1 and A69. There are good road and public transport links into the city.





Energy Performance: Current B Potential A

Council Tax Band: D

Distance to Milecastle Primary School 0.6 miles

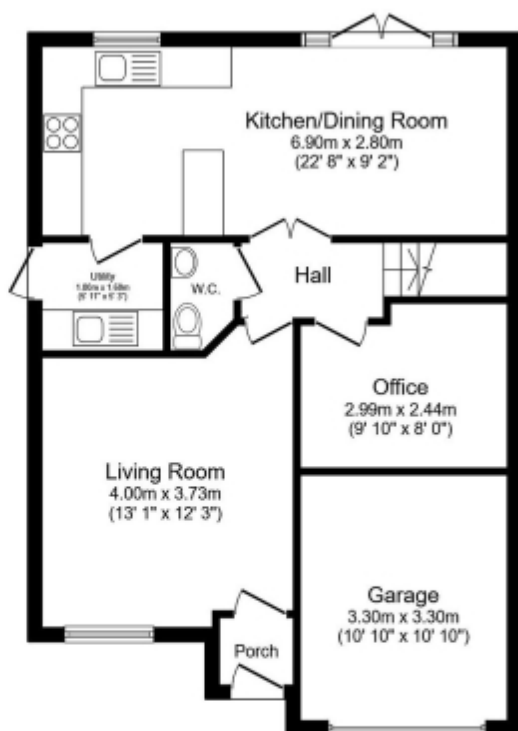
Distance to Kenton Bank Foot Metro 1.3 miles

Distance to City Centre 5.4 miles

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Total floor area: 111.4 sq.m. (1,199 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 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.