



4



2



1

- 4 bedroom detached house
- Orangery with bi-folding doors
- Driveway and garage
- Council tax band C

- No upper chain involved
- Open plan kitchen diner
- Low maintenance garden

- Cul-de-sac location
- Ensuite to bedroom 1
- EPC rating C



4 bedroom detached house situated within a cul-de-sac on Wheatfield Road in Westerhope, offered for sale with no upper chain involved. Benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of a hallway with laminate flooring, radiator cover and shoe rack, stairs to the first floor, Lounge with feature fireplace, Plantation shutters double doors to the Kitchen Diner with wall and base units, roll top work surfaces and breakfast bar, stainless steel sink and drainer unit, tiled splash back, spotlights to the ceiling, pantry cupboard, integrated appliances to include dishwasher, electric oven and hob with an extractor hood over, laminate flooring, opening to the Orangery with Bi-Folding doors to the garden, sky roof, laminate flooring. utility plumbed for automatic washing machine, laminate flooring, door to the side access. Downstairs w/c with a low level w/c, wall mounted hand wash basin, laminate flooring, part tiled walls. First floor landing with an airing cupboard and a loft hatch with pull down ladders to a boarded loft. Bedroom 1 with built in wardrobes and Plantation shutters, ensuite with a mains shower, tiled splash back, low level w/c, pedestal hand wash basin, extractor fan. There are 3 further double bedrooms and a Family Bathroom comprising of a panelled bath pedestal hand wash basin, low level w/c, heated towel rail, spotlights to the ceiling, tiled walls and flooring.

Externally to the front there is lawned garden and a blocked paved driveway giving parking for up to 3 cars leading to a single garage via an up and over door which has spotlights to the ceiling. To the rear there is an enclosed low maintenance garden with Astroturf area, decking and paved areas.

Westerhope is a popular 'village' on the Western side of Newcastle, with good local amenities. There is easy access to the A1, with good road and public transport links into the city and other surrounding areas.

#### Lounge

#### Kitchen Diner

#### Orangery

#### Utility

#### Downstairs w/c

#### Bedroom 1

#### Ensuite

#### Bedroom 2

#### Bedroom 3

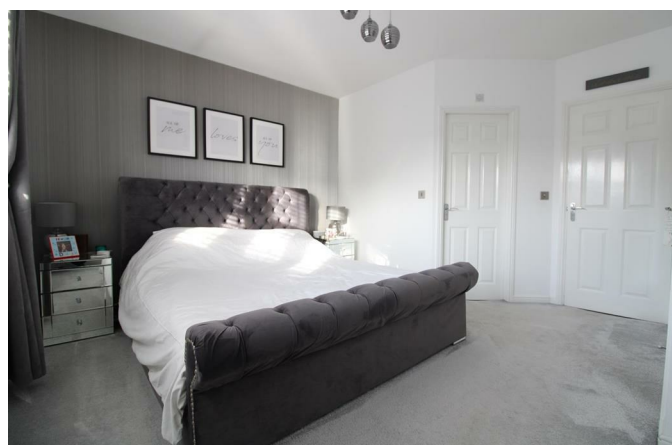
#### Bedroom 4

#### Bathroom



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





Energy Performance: Current C Potential B  
Council Tax Band: C  
Distance from Beech Hill Primary School: 0.9 miles  
Distance from Kenton Bank Foot Metro: 1.5 miles  
Distance from International Airport: 3.9 miles  
Distance from Central Train Station: 4.9 miles

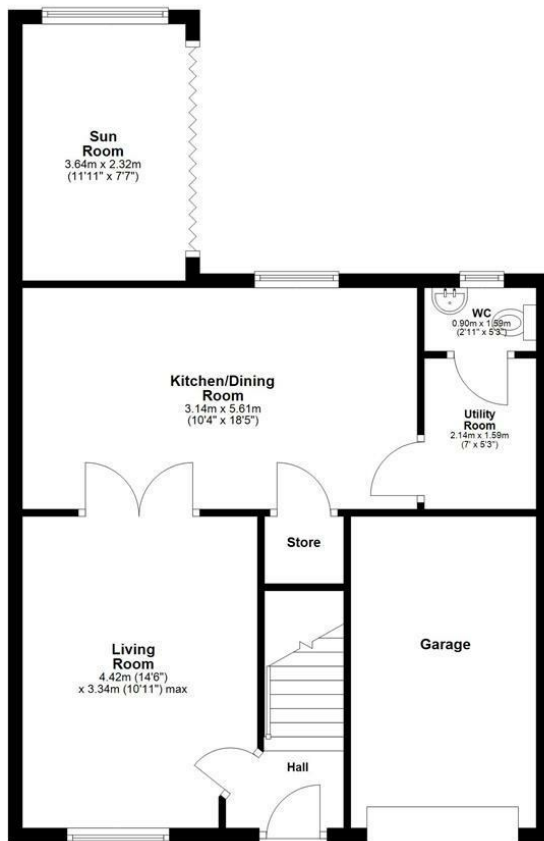
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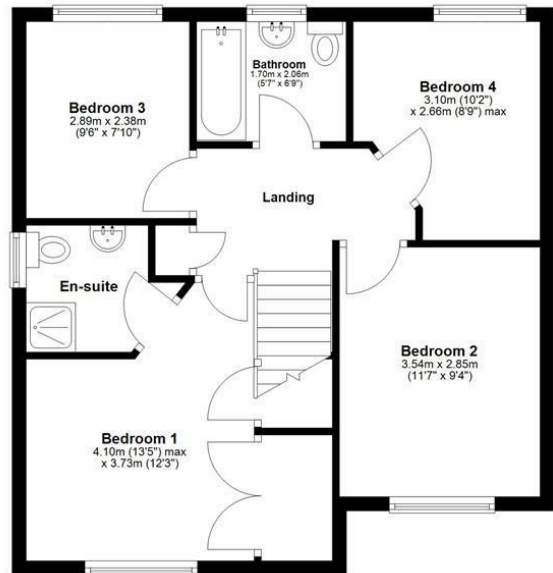
Verified reviews from our clients



## Ground Floor



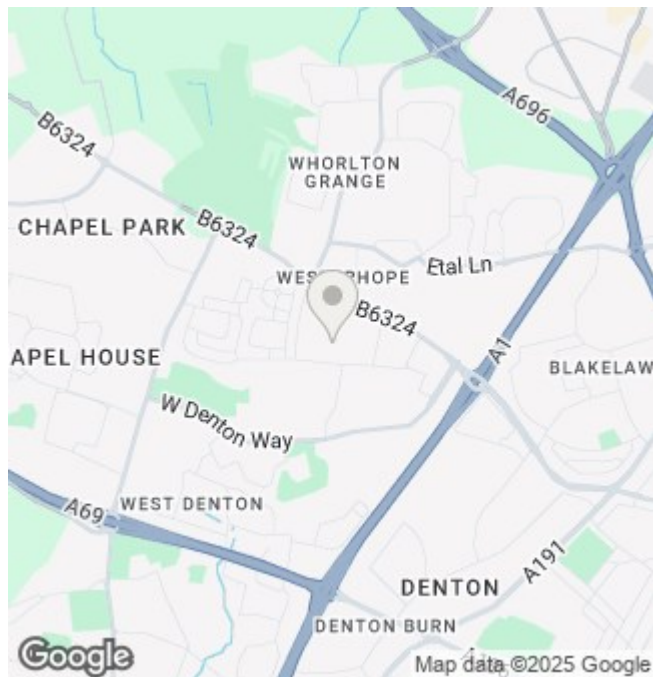
## First Floor



Total area: approx. 118.0 sq. metres (1270.5 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.



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.