



4



2



2

- 4 Bedroom Semi Detached House
- Open Plan Lounge Diner
- Garage
- EPC TBC | Council Tax Band D

- En-suite to Bedroom 1
- Enclosed Rear Garden
- Gas Central Heating

- Downstairs w/c
- Driveway
- Sealed Unit Double Glazed



4 bedroom semi detached house situated within the sought after location of Village Farm in Walbottle. Benefitting from gas central heating and sealed unit double glazed windows. The property briefly comprises of an entrance hallway with hardwood floor, storage cupboard and stairs to the first floor. Downstairs w/c with a low level w/c wall mounted hand wash basin, hardwood floor. Open plan lounge diner with French doors to the rear garden, hardwood floor and a media wall. Kitchen with wall and base units, one and a half stainless steel sink and drainer unit, integrated electric oven and gas hob with an extractor hood over, tiled floor, integrated dishwasher, door to the garden. There is also a Study to the ground floor. First floor Landing has a loft hatch with pull down ladders and a storage cupboard housing the Combi boiler. Bedroom 1 has built in wardrobes and an En-suite comprising of a shower cubicle with and electric shower, pedestal hand wash basin, low level w/c, tiled floor, heated towel rail, extractor fan. Bedroom 2 also has built in wardrobes, there are 2 further Bedrooms. Family Bathroom with a panelled bath, low level w/c, vanity unit with wash hand basin, tiled walls and floor, heated towel rail.

Externally there is a driveway with and electric car charging point leading to a single garage. To the rear there is and enclosed garden.

Walbottle is served with local schools, shop and pubs and is conveniently situated just to the West of Newcastle, well placed for the A69, the airport. city and beautiful Tyne Valley.

#### Entrance Hallway

#### Downstairs w/c

#### Study

#### Lounge Diner

#### Kitchen

#### Bedroom 1

#### En-suite

#### Bedroom 2

#### Bedroom 3

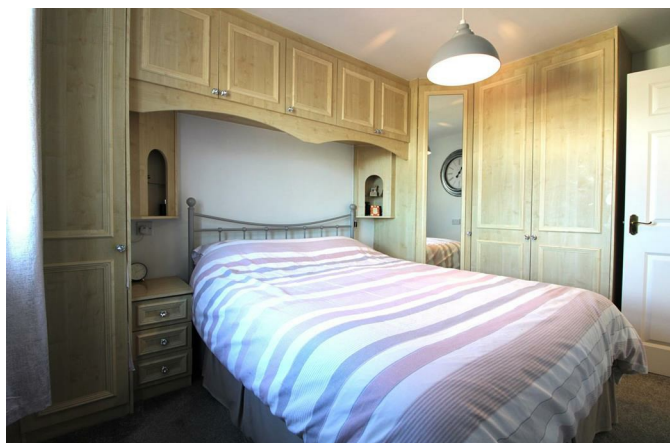
#### Bedroom 4

#### Bathroom



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





Energy Performance: Current C Potential B

Council Tax Band: D

Distance from Walbottle Primary School: 0.2 miles

Distance from Callerton Parkway Metro Station: 4.5 miles

Distance from Central Train Station: 6.4 miles

*Please note all sizes and distances are approximate.*



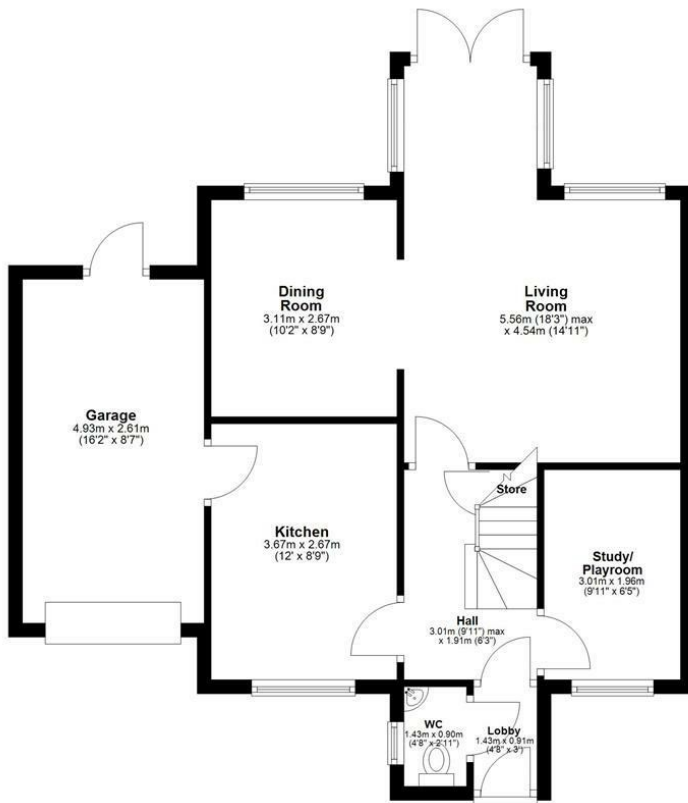
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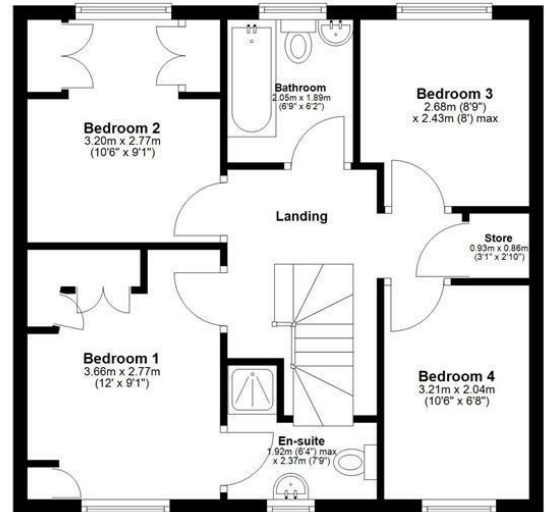
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## Ground Floor



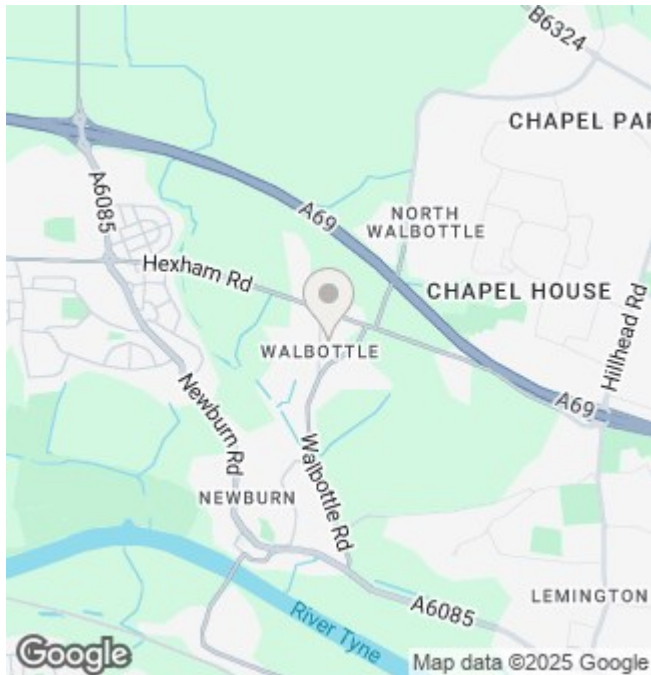
## First Floor



Total area: approx. 117.0 sq. metres (1259.9 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.



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.