



4



2



2

- 4 Bedroomed Detached House
- Cloaks/WC
- Breakfasting Kitchen
- Integral Garage

- Sought after Development
- Lounge with Bay
- Family Bathroom & En Suite Shower

- Well Presented & Appointed
- Separate Dining Room
- Family Garden

A 4 bedroomed detached house, conveniently situated in a pleasant cul-de-sac, within this sought after development. With gas fired central heating and sealed unit double glazing, the Reception Hall has a storage cupboard and Cloakroom/WC with low level wc and wash basin. The Lounge has a bay to the front and double doors to the Dining Room, with French door to the rear garden. The Breakfasting Kitchen is fitted with wall and base units with sink unit, split level oven with 4 ring gas hob with extractor over, integral dishwasher and auto washer with matching doors, tiled floor and French doors to the rear garden. Stairs lead from the hall to the First Floor Landing, with access to the loft and cupboard housing the pressurized hot water system. Bedroom 1 is to the rear and has an En Suite Shower/WC with low level wc, pedestal wash basin with vanity shelf and mirror over, shower cubicle with mains shower unit, fully tiled walls and floor and a chrome towel warmer. Bedrooms 2, 3 and 4 are to the front. The family Bathroom/WC is fitted with a low level wc, pedestal wash basin, panelled bath with shower mixer, shower cubicle with mains shower unit, mirror fronted cabinet and fully tiled walls and floor. There is also an Integral Garage with up and over door.

Externally, the Front Garden is lawned with gravelled border and double width driveway to the garage. The Rear Garden is ideal for family use with patio, lawn, decking, plants and shrubs to the borders and garden shed.

Ministry Close is well placed for local schools, neighbourhood shops at Four Lane Ends and excellent road and public transport links, including the Metro system, for excellent access to Gosforth, the coast and Newcastle city centre.

Reception Hall 15'7 x 6'9 (4.75m x 2.06m)

Cloakroom/WC 5'9 x 2'10 (1.75m x 0.86m)

Lounge 10'6 x 18'8 (into bay) (3.20m x 5.69m (into bay))

Dining Room 10'2 x 9'3 (3.10m x 2.82m)

Breakfasting Kitchen 16'4 x 10'0 (4.98m x 3.05m)

First Floor Landing

Bedroom 1 14'3 x 10'0 (4.34m x 3.05m)

En Suite Shower/WC 8'2 x 5'2 (2.49m x 1.57m)

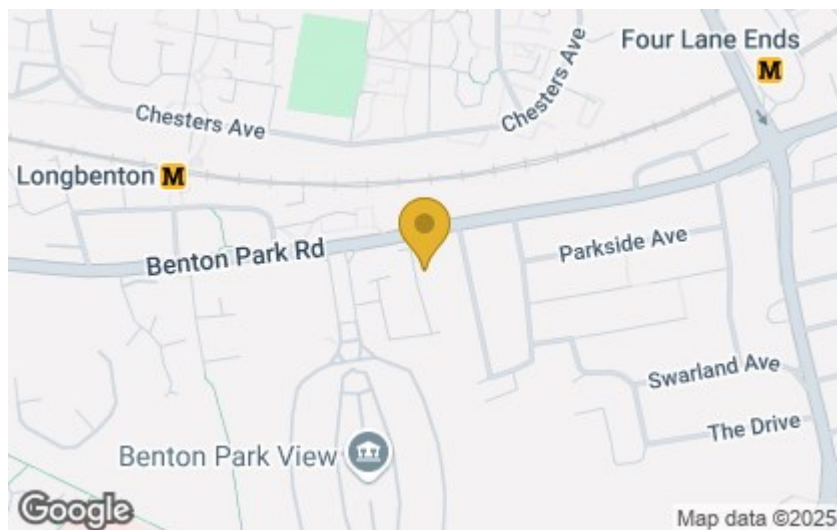
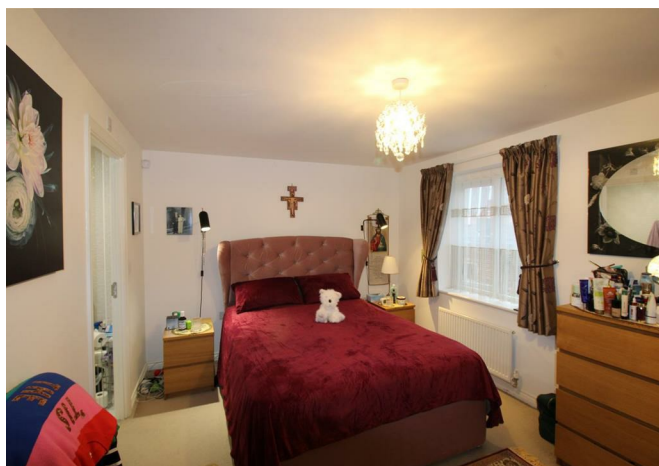
Bedroom 2 11'11 x 10'0 (3.63m x 3.05m)

Bedroom 3 11'8 x 10'10 (max) (3.56m x 3.30m (max))

Bedroom 4 8'9 x 8'4 (2.67m x 2.54m)

Bathroom/WC 8'4 x 6'10 (2.54m x 2.08m)

Integral Garage



Newcastle City Council: 0191 2787878

EPC Rating: TBC

Council Tax Band: E

Benton Park Primary School: 1 mile

Longbenton Metro Station: 1 mile

Four Lane Ends Metro Station: 0.8 miles

Newcastle Central Railway Station: 4.4 miles

Newcastle International Airport: 7.3 miles

All distances are approximate

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.