

4



3



2

- 4 Bed Detached House
- Popular Residential Development
- Well Fitted Breakfasting Kitchen
- Gardens & Detached Double Garage
- Spacious Family Accommodation over 3 Floors
- Lounge with French Doors
- Cloaks/WC
- Pleasant Cul-de-Sac Location
- Separate Dining Room
- Family Bathroom & 2 En Suites

Ponteland: NE20 9SU
01661 829164

West Denton: NE5 5AD
0191 267 7500

Heaton: NE6 5LQ
0191 265 4400

Gosforth: NE13 9BJ
0191 284 8100

A beautifully presented and appointed 4 bedroomed detached house, with accommodation over 3 floors, pleasantly situated within this sought after residential development. With gas fired central heating and sealed unit double glazing, the Reception Hall, with storage cupboard and tiled floor, leads to the Lounge, with bay and French doors opening to the rear garden. There is a separate Dining Room and a dual aspect Breakfasting Kitchen, fitted with a range of wall and base units, ceramic sink unit, split level oven with 4 ring gas hob with extractor over, integral dishwasher with matching door and tiled floor. The Rear Hall/Utility has a tiled floor, plumbing for a washer, combi boiler and door to the rear. The Cloakroom/WC has a wc and wash basin. Stairs lead from the hall to the First Floor Landing. Bedroom 2 is to the rear and has wall to wall wardrobes and an En Suite Shower/WC, fitted with a wc, wash basin with mirror over and double shower cubicle with mains shower over. Bedrooms 3 and 4 are to the front. The Bathroom/WC has a wc, wash basin, panelled bath with shower mixer and half tiled surrounds. Stairs lead from the landing to the Second Floor, with cupboard housing the pressurised hot water system. Bedroom 1 is 'L' shaped and well fitted with a good range of wardrobes and drawer units, bay to the front and 2 Velux roof lights to the rear. The En Suite Bathroom/WC has a wc, wash basin with mirror and cabinets over, double ended free standing bath with wall mounted mixer tap, double shower cubicle with mains shower and Velux roof light. The Detached Double Garage has twin up and over doors.

Externally, the Front Garden is lawned, with shrubs and double width driveway to the garage. The West facing Rear Garden has a patio with lawn, borders stocked with shrubs, greenhouse and cold water tap.

Hadrian Village is conveniently situated for the Metro as well as road and other transport links to the coast and city.

Reception Hall 11'0 x 7'8 (max) (3.35m x 2.34m (max))

Lounge 12'6 x 16'10 (into bay) (3.81m x 5.13m (into bay))

Dining Room 10'9 x 8'9 (3.28m x 2.67m)

Breakfasting Kitchen 16'0 x 9'2 (4.88m x 2.79m)

Rear Hall/Utility 5'2 x 4'10 (1.57m x 1.47m)

Cloakroom/WC 4'9 x 3'8 (1.45m x 1.12m)

First Floor Landing

Bedroom 2 10'0 x 14'10 (max into recess) (3.05m x 4.52m (max into recess))

En Suite Shower/WC 11'9 x 4'8 (+recess) (3.58m x 1.42m (+recess))

Bedroom 3 11'2 x 8'10 (3.40m x 2.69m)

Bedroom 4 9'8 x 8'10 (2.95m x 2.69m)

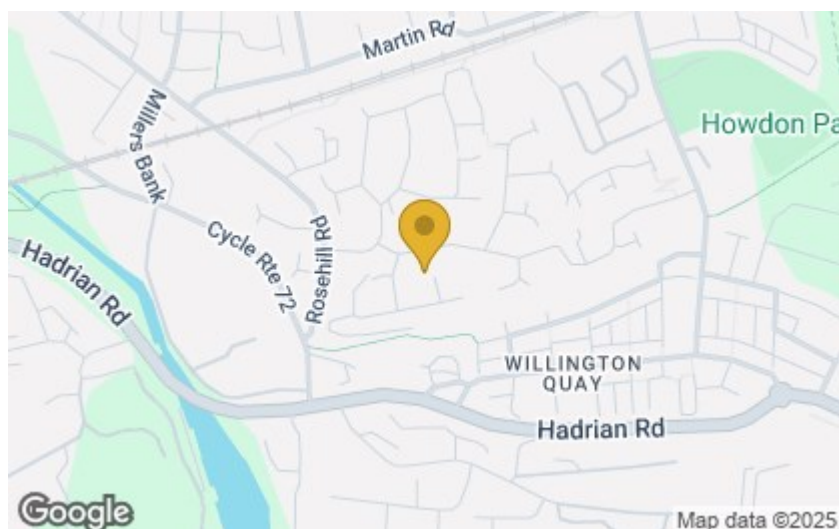
Bathroom/WC 8'8 x 6'5 (2.64m x 1.96m)

Second Floor Landing

Bedroom 1 15'4 (into bay) x 17'11 (max) (4.67m (into bay) x 5.46m (max))

En Suite Bathroom/WC 15'3 x 8'3 (4.65m x 2.51m)

Detached Double Garage 17'8 x 17'2 (5.38m x 5.23m)



North Tyneside Council: 0345 2000101

EPC: C

Council Tax Band: D

Wallsend C of E Primary School: 1.9m

Howdon Metro Station: 0.5m

Newcastle International Airport: 12.9m

Newcastle Central Station: 6.6m

All distances are approximate - for further information, including floorplans and additional photographs please visit our website -

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.