



3



2



1

- 3 Bed Detached House
- Lounge with Bay
- Family Bathroom and En Suite
- Ideal for a Family

- Available Unfurnished
- 19' Breakfasting Kitchen
- Ample Parking

- Cloakroom/WC
- Utility Room
- Convenient for Metro

A superbly appointed 3 bedroomed detached house, available unfurnished. With children welcome, this is a fabulous family house, pleasantly situated within a cul-de-sac on this sought after development. With gas fired central heating and sealed unit double glazing, the Entrance Hall leads to the Lounge, with bay to the front and on to an Inner Hall with Cloakroom/WC, fitted with a low level wc and wash basin with storage under and mirror over. The 19' 'L' shaped Breakfasting Kitchen has high gloss wall and base units, sink unit, split level oven with 4 ring gas hob and extractor over, dishwasher, integral fridge with matching door and French doors opening to the rear garden. The Utility Room has wall and base units. Stairs lead from the Inner Hall to the First Floor Landing with shelved storage cupboard. Bedroom 1 is to the front and has fitted wall to wall wardrobes and drawer units, with an En Suite Shower/WC, with low level wc, vanity unit with circular wash basin, mirror and light over and storage under and double ended bath with hand held shower. There is an attached Garage Space with electric roller shutter door, for storage only.

Externally, the Front Garden is block paved for ample off street parking. The landscaped Rear Garden has a patio with lawn, raised borders with a collection of shrubs and a shed to the side.

Hadrian Village is well placed for road and public transport links, including the Metro system, for ease of access into the city and to the coast.

Entrance Hall 4'9 x 3'6 (1.45m x 1.07m)

Lounge 11'0 x 17'6 (into bay) (3.35m x 5.33m (into bay))

Inner Hall

Cloakroom/WC 4'5 x 2'10 (1.35m x 0.86m)

Breakfasting Kitchen 19'6 x 11'6 (max) (5.94m x 3.51m (max))

Utility Room 9'0 x 8'0 (2.74m x 2.44m)

Bedroom 1 9'10 x 15'6 (max to back of 'robes) (3.00m x 4.72m (max to back of 'robes))

En Suite Shower/WC 6'6 x 3'9 (1.98m x 1.14m)

Bedroom 2 11'2 x 9'2 (3.40m x 2.79m)

Bedroom 3 10'1 x 8'0 (3.07m x 2.44m)

Bathroom/WC 9'9 x 5'2 (2.97m x 1.57m)

Garage Space 8'4 x 8'2 (2.54m x 2.49m)

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





North Tyneside Council: 0345 2000101

EPC: C

Council Tax Band: B

Wallsend C of E Primary School: 1.9m

Howdon Metro Station: 0.5m

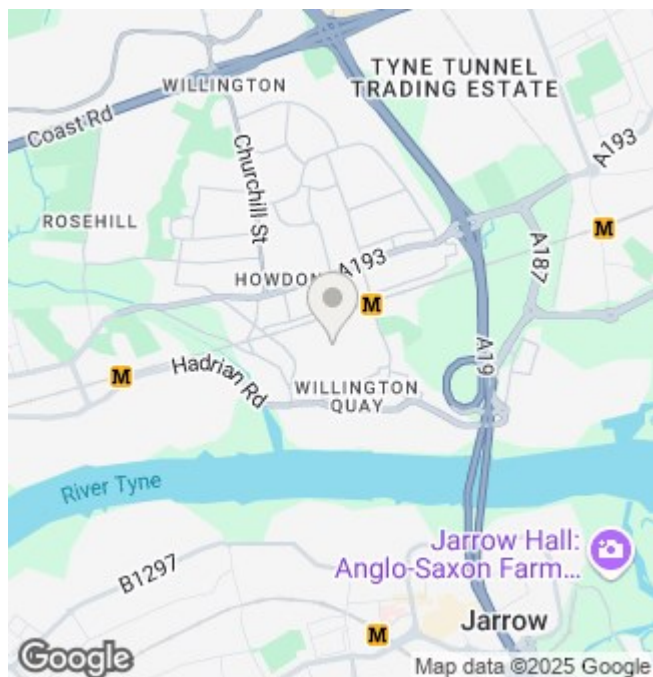
Newcastle International Airport: 12.9m

Newcastle Central Station: 6.6m

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