



4



3



2

- 4 Bed Detached House
- 18'0 Lounge
- Family Bathroom & 2 En Suites
- Landscaped South Facing Rear Garden

- Beautifully Presented & Appointed
- Dining Room with French Doors
- Attached Garage

- Cloakroom/WC
- Well Fitted Breakfasting Kitchen
- 'Heritage' Windows

A beautifully presented and appointed 4 bedroomed detached house, in an excellent position on this desirable development. With design features including 'heritage' windows with plantation blinds, the property has been decorated to a high standard. The Reception Hall, with storage cupboard, has a Cloakroom/WC, with low level wc and pedestal washbasin. The elegant Lounge is to the front and has double doors opening to the Dining Room, with French doors opening to the rear garden and a tiled floor continuing into the Breakfasting Kitchen, well fitted with wall and base units, sink unit, split level double oven with 5 ring gas hob and extractor over, integral fridge, freezer, dishwasher and auto washer with matching doors and French doors to the rear garden. Stairs lead from the hall to the First Floor Landing with storage cupboard, cupboard housing the pressurised hot water system and access to the loft. Bedroom 1 is to the front and has a range of fitted wardrobes and an En Suite Shower/WC, with low level wc, pedestal wash basin, shower cubicle with rainhead and hand held showers and a chrome towel warmer. Bedroom 2 is to the front, with fitted wardrobes, wall lights and an En Suite Shower/WC, with low level wc, pedestal wash basin with large mirror over and shower cubicle with rainhead and hand held showers. Bedrooms 3 and 4 are to the rear. The family Bathroom/WC has a low level wc, pedestal wash basin, panelled bath, fully tiled walls and floor and a chrome towel warmer. The integral Garage has an up and over door and utility area.

Externally, the Front Garden is lawned with block paved double width driveway. The South West facing Rear Garden has been landscaped with extensive patio areas, lawn and fence surround.

Broadfield Meadows is conveniently situated in Kenton Bank Foot, on the North West periphery of Newcastle, with good local amenities, along with excellent road and Metro links, to the Airport and into the city.

Reception Hall 16'2 x 6'6 (4.93m x 1.98m)

Cloakroom/WC 5'5 x 2'10 (1.65m x 0.86m)

Lounge 18'4 x 11'00 (5.59m x 3.35m)

Dining Room 9'10 x 9'9 (3.00m x 2.97m)

Breakfasting Kitchen 16'10 x 9'10 (5.13m x 3.00m)

First Floor Landing

Bedroom 1 15'3 (max) x 12'10 (max) (4.65m (max) x 3.91m (max))

En Suite Shower/WC 6'9 x 6'0 (max) (2.06m x 1.83m (max))

Bedroom 2 13'8 (max) x 9'6 (+dr recess) (4.17m (max) x 2.90m (+dr recess))

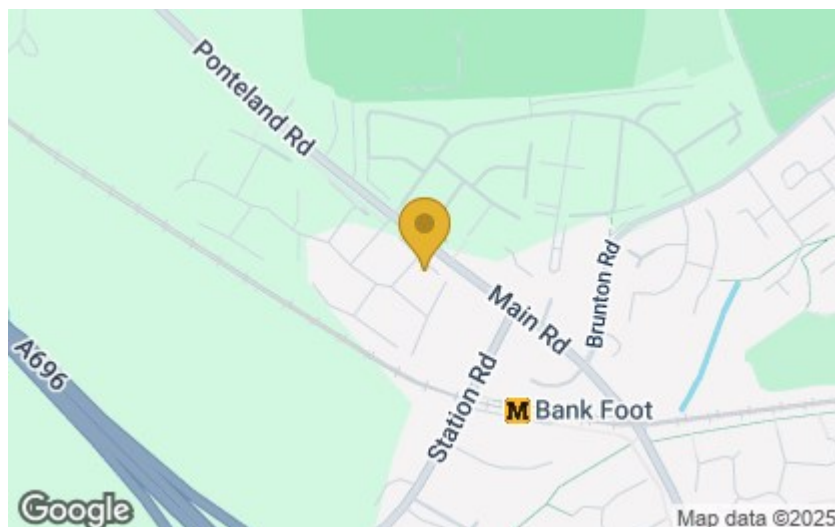
En Suite Shower/WC 8'3 x 6'0 (max) (2.51m x 1.83m (max))

Bedroom 3 10'4 x 8'10 (3.15m x 2.69m)

Bedroom 4 10'3 x 8'5 (3.12m x 2.57m)

Bathroom/WC 7'8 x 6'2 (2.34m x 1.88m)

Garage 16'0 x 8'6 (4.88m x 2.59m)



Energy Performance: Current Potential

Council Tax Band: E

Distance from Kingston Park Primary School: 0.7 miles

Distance from Metro Station: 0.3 miles

Distance from Newcastle Central Railway Station: 5.9 miles

Distance from Newcastle International Airport: 2.5 miles

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

These particulars or information 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.