



8, Hadleigh Close, Newcastle, ST5 4LD

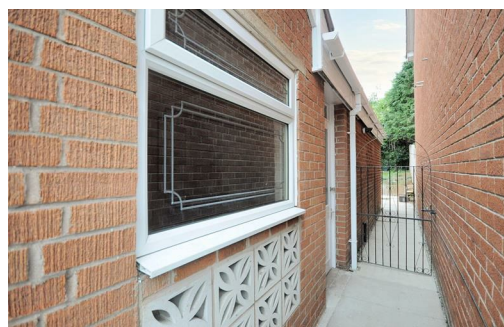


Chain Free £295,000

An immaculately presented detached family home set in a quiet cul-de-sac position within a popular and sought after location. Fully renovated to a high specification throughout and offering modern living with accommodation including; entrance hall, living room, superb breakfast kitchen with integral appliances, dining room and guest cloakroom. To the first floor there are three double bedrooms and a family bathroom with a free-standing claw foot bath. The property is approached via a tarmac driveway providing off road parking before a single garage. It also benefits from a good sized enclosed rear garden, gas combi central heating, uPVC double glazed windows and doors.

Hadleigh Close is conveniently located close to nearby amenities, schools and commuter routes.

Early viewing essential - NO UPWARD CHAIN



01785 811 800

<https://www.tgprop.co.uk>



Entrance Hall

A composite double glazed front door opens to the hallway. With grey wood oak quality herringbone vinyl plank flooring, radiator, pendant light fitting, doorways to the living room, kitchen, guest cloakroom and access to the first floor stairs.

Living Room

Offering a uPVC double glazed bay window to the front elevation, radiator, six light chandelier, TV connection and carpet.

Breakfast Kitchen

Fitted with a range of ivory full height and floor units, wall shelving and stone coloured island with quartz work surface with matching upstand and underset ceramic sink with swan neck mixer tap. Recessed ceiling lights and feature pendant lighting, uPVC double glazed window with quartz window sill and French doors opening to the rear patio and garden. Grey oak finish quality herringbone flooring, radiator, under stairs storage cupboard and doorway to the dining room.

Appliances including: Bosch electric induction hob, Bosch integral electric oven. Integral dishwasher, fridge and freezer.

Dining Room

With uPVC double glazed window overlooking the rear garden, grey herringbone vinyl flooring, radiator and silent extractor fan. New wall mounted Baxi Platinum gas combi central heating boiler with 10 year warranty and plumbing for washing machine.

Guest Cloakroom

Fitted with a white suite comprising: low level push button WC, grey vanity with wash hand basin, chrome mixer tap and tiled splashback. Radiator, uPVC obscure double glazed window to the front aspect and grey oak wood herringbone plank flooring.

First Floor

Stairs & Landing

Traditional spindle, newel post and banister stairs lead to a galleried landing with carpet throughout, uPVC double glazed window to the side elevation, storage cupboard and loft access.

Bedroom One

Offering a uPVC double glazed window overlooking the rear garden, carpet, radiator and 3 light chandelier.

Bedroom Two

With uPVC double glazed window to the front of the property, radiator, carpet 3 light chandelier.

Bedroom Three

A third double bedroom offering a uPVC double glazed window to the front aspect, carpet, radiator and pendant light.

Family Bathroom

Fitted with a white suite comprising; low level flush WC, grey

vanity storage unit with wash hand basin and chrome mixer tap. Claw-foot bath with overhead chrome thermostatic shower head and taps with hand held shower hose. Black oval shower rail with white shower curtains, white tiled walls to the bath and sink wall with black towel radiator, uPVC obscure double glazed window to the rear elevation. Recessed ceiling lights and fan.

Garage

The property is approached via a tarmac driveway providing off road parking before a single garage. The garage is fitted with an aluminium door with a sensor operated fluorescent ceiling light. UPVC double glazed window and side entrance door.

Front

With lawn, mature hedgerow, shrubs and open porch with coach light before the front door. Side access to the rear garden via a paved pathway and wrought iron gate.

Rear

The good size private and enclosed rear garden offers a paved patio, lawn, mature shrubs, a tree lined backdrop and timber fence panelling.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council tax band D

No upward chain

Services

Mains gas, water, electricity and drainage.

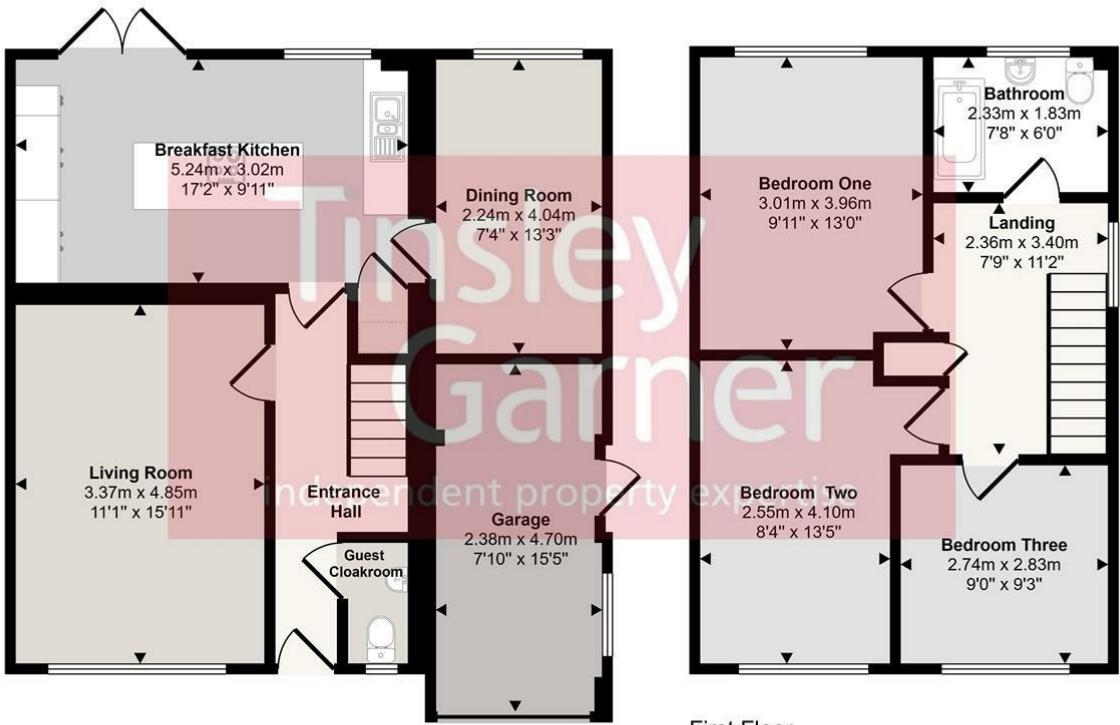
Gas combi central heating.

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
112 sq m / 1210 sq ft



Ground Floor
Approx 67 sq m / 724 sq ft

First Floor
Approx 45 sq m / 487 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	79
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	69	69
England & Wales		
EU Directive 2002/91/EC		