

**Tinsley
Garner**
independent property expertise



64, Ferndown Drive, Newcastle, ST5 4BP



Asking Price £295,000

A lovely detached family home set in a popular and sought after location. Beautifully presented throughout and offering spacious accommodation including; entrance hall, cosy living room with multi-fuel stove, dining room, conservatory, fitted kitchen, three double bedrooms and a modern family bathroom. The property is approached via a tarmac driveway providing off road parking before an integral garage, also benefitting from a delightful low maintenance rear garden with far reaching open countryside view, gas combi central heating, uPVC double glazed windows and doors. Ferndown Drive is conveniently located close to nearby amenities, schools, commuter routes and a fabulous nature reserve just a short walk away with playground, picnic tables and lots of green space for the family. Early viewing essential.



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



Entrance Hall

A composite part obscure double glazed front door opens to the hallway. With ceiling coving, alarm pad, radiator, oak engineered flooring, doorway to the living room and access to the first floor stairs.

Living Room

A cosy reception room offering a uPVC double glazed bay window to the front elevation, feature split face tiled wall with stone hearth and multi-fuel stove, ceiling coving, oak engineered flooring, Sky Media connection and doorway to the dining room.

Dining Room

Perfectly placed to entertain friends and family at the heart of the house. With archway to the kitchen, window and glazed double doors opening to the conservatory, two wall lights and oak engineered flooring.

Conservatory

Offering a lovely view of the rolling countryside in the distance. With uPVC double glazed windows and door opening to the rear garden, tiled floor, power, light and TV connection.

Kitchen

Fitted with a range of white finish wall and floor units, under wall unit lighting, black marble effect work surfaces with tiled splash-backs and inset composite sink and drainer with mixer tap. Porthole window to the conservatory, uPVC double glazed bay window to the rear aspect, tile effect vinyl flooring, radiator and doorway to the integral garage.

Appliances including: stainless steel 6 ring gas range cooker with extractor hood and light above, integral dishwasher. Plumbing for a washing machine and space for an upright fridge freezer.

First Floor

Stairs & Landing

With carpet throughout, ceiling coving, loft hatch and airing cupboard housing the Baxi 800 gas combi central heating boiler.

Bedroom One

Offering fitted wardrobes and storage to one wall, uPVC double glazed window to the front of the property, carpet and radiator.

Bedroom Two

With fitted wardrobe, uPVC double glazed window overlooking the rear garden and beyond, radiator and carpet.

Bedroom Three

A third double bedroom offering two uPVC double glazed windows with far reaching views, fitted wardrobe, radiator and carpet.

Family Bathroom

A modern bathroom fitted with a white and grey suite comprising: 'P' shape bath, panel and shower screen with chrome mixer tap and mains fed thermostatic twin head shower system above, inset low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap. Recessed ceiling lights, fully tiled walls, chrome towel radiator, uPVC obscure double glazed window to the front elevation, extractor fan and tiled floor.

Outside

The property is approached via a tarmac driveway providing off road parking before an integral garage. The garage has an up and over door, power, lighting and space for additional appliances.

Rear Garden

The enclosed low maintenance rear garden boasts an elevated far reaching open countryside view. With large Indian stone patio/courtyard, steps, external lighting, slate chipping borders and timber fence panelling.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band C

Services

Mains gas, water, electricity and drainage.

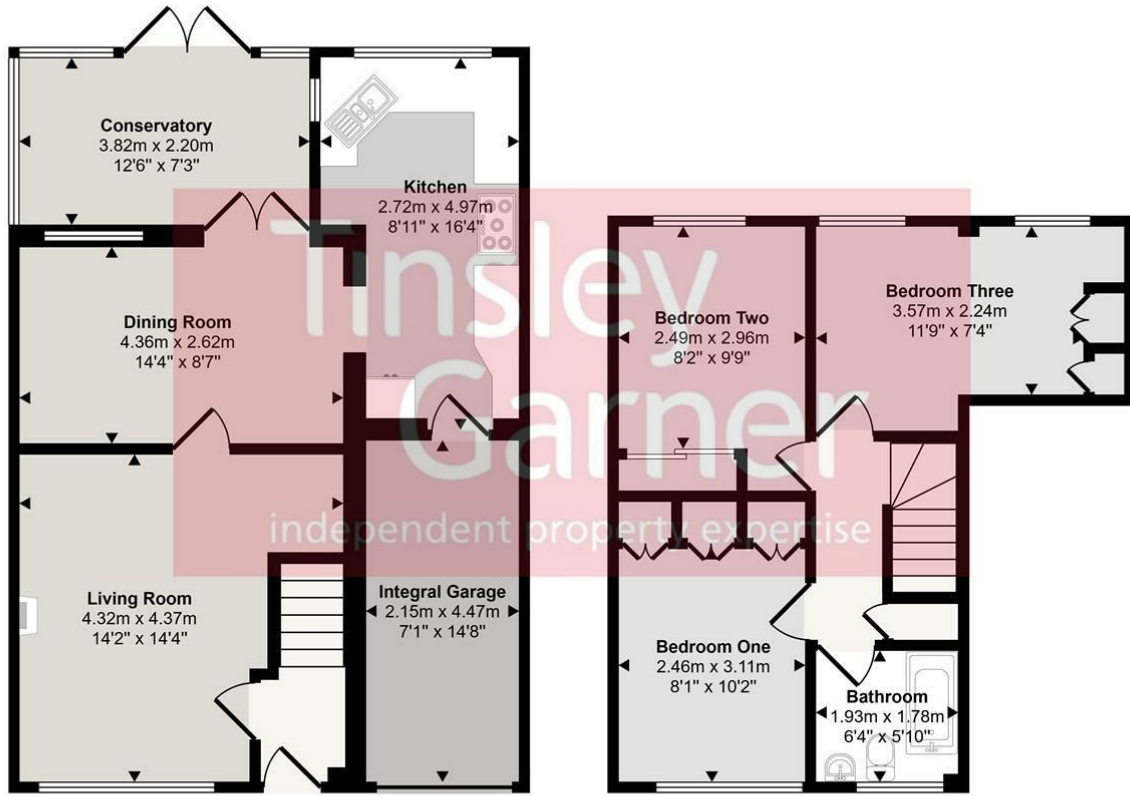
Gas combi central heating.

Viewings

Strictly by appointment via the agent.



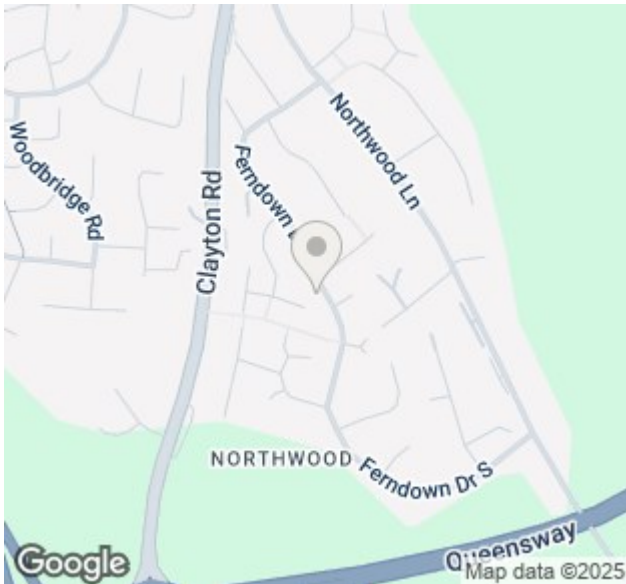
Approx Gross Internal Area
103 sq m / 1114 sq ft



Ground Floor
Approx 65 sq m / 697 sq ft

First Floor
Approx 39 sq m / 417 sq ft

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		
	75	82
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		