



## Everett Garden Room Bowes Manor, Syke Road, Newcastle Upon

£424,995

PLOT 12

4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE

The Everett Garden Room is a detached 4-bedroom family home offering 1,671 square feet of living space and an integrated garage.

The downstairs space comprises a light and spacious open plan kitchen and family room which leads into the statement garden room, with floor to ceiling cathedral style windows and French doors leading out into the garden. This large, open space featuring a designer kitchen, quality integrated appliances and a breakfast bar provides the perfect space to dine, entertain and relax. Accessible through double doors from the family room is a large lounge with statement windows, allowing light to flood in. A WC and utility room, accessible directly from the hallway, complete this floor.

On the first floor are four generous double bedrooms. The primary bedroom to the front of the home includes private en-suite facilities with a shower and fitted wardrobes, and

## **GROUND FLOOR**

### **AREA METRIC IMPERIAL**

LOUNGE 5561 x 3583 18' 3" X 11' 9"

KITCHEN 4270 x 2762 14' 0" x 9' 1"

FAMILY 4319 x 3578 14' 2" x 11' 9"

GARDEN ROOM 3996 x 3641 13' 1" x 11' 11"

LAUNDRY 2304 x 1089 7' 7" x 3' 7"

WC 2244 x 1100 7' 4" x 3' 7"

## **FIRST FLOOR**

### **AREA METRIC IMPERIAL**

PRIMARY BEDROOM 5332 x 4354 17' 6" x 14' 3"

EN-SUITE 1 2482 x 1494 8' 2" x 4' 11"

BEDROOM 2 3634 x 3219 11' 11" x 10' 7"

EN-SUITE 2 2506 x 1679 8' 3" x 5' 6"

BEDROOM 3 4134 x 3074 13' 7" x 10' 1"

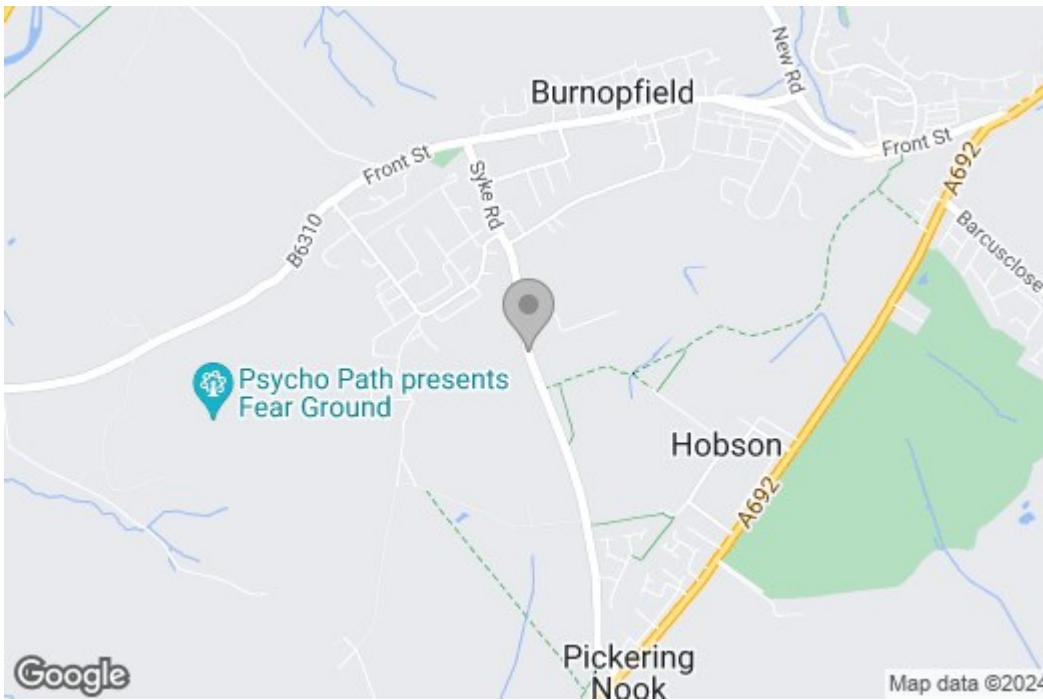
BEDROOM 4 3831 x 2482 12' 7" x 8' 2"

BATHROOM 2686 x 2479 8' 10" x 8' 2"

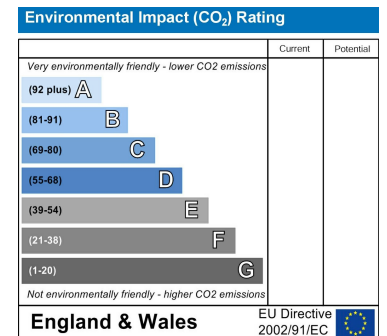
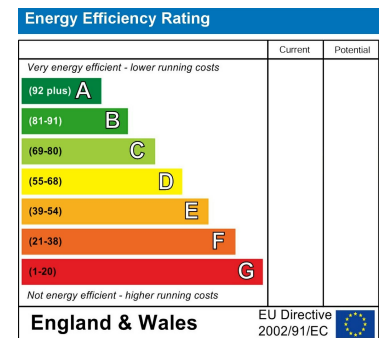
# Floor Plan



# Area Map



# Energy Efficiency Graph



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