



## 12 Haswell Close, Wardley, NE10 8UE

Offers Over £330,000

Nestled in the sought-after location of Haswell Close, Wardley, this stunning detached house is a true gem waiting to be discovered. Boasting 4 bedrooms and 2 bathrooms, this property offers ample space for a growing family. As you step inside, you'll be greeted by a beautifully updated interior, showcasing an Inglenook and a cosy log burner in the living area, perfect for those chilly evenings. The dining area and kitchen feature elegant Karndean flooring, adding a touch of sophistication to the space.

One of the highlights of this home is the fabulous garden/family room, providing a versatile space for relaxation and entertainment. Upstairs, you'll find three well-appointed bedrooms and a family bathroom on the first floor, while the main bedroom with its en-suite is located on the second floor. Imagine waking up to the picturesque view from the French doors and Juliet balcony overlooking the lush rear garden. Outside, the property boasts well-maintained gardens both at the front and rear, offering a serene outdoor retreat. The garage, measuring 7.5m x 3.5m, provides ample space for parking and storage, while the charming man cave/summerhouse in the rear garden is a delightful bonus. Don't miss the opportunity to make this extended detached house your new home. With its desirable location and thoughtful updates, this property is a rare find that ticks all the boxes for comfortable family living.

## ENTRANCE HALLWAY



## GROUND FLOOR W/C



## LIVING/DINING ROOM

30'11" x 12'10" red to 9'3" (9.44m x 3.92m red to 2.83m)



## KITCHEN/DINER

10'9" x 10'5" (3.30m x 3.20m)



## GARDEN ROOM

20'4" x 8'8" (6.20m x 2.65m)



## BREAKFASTING KITCHEN

14'11" x 10'11" (4.57m x 3.35m)



## FIRST FLOOR LANDING



## BEDROOM TWO

13'4" x 12'6" (4.08m x 3.82m)



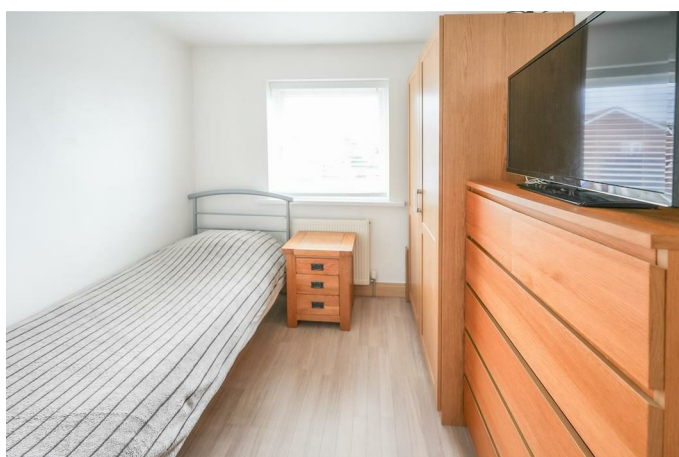
## BEDROOM THREE

12'7" x 10'9" (3.85m x 3.29m)



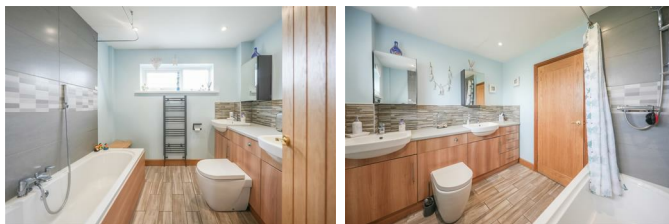
## BEDROOM FOUR

10'6" x 8'7" (3.22m x 2.64m)



## FAMILY BATHROOM

8'6" x 7'6" (2.61m x 2.30m)



## SECOND FLOOR LANDING

### MAIN BEDROOM

17'3" x 16'0" (5.28m x 4.90m)



### EN-SUITE

6'7" x 6'0" (2.02m x 1.85m)

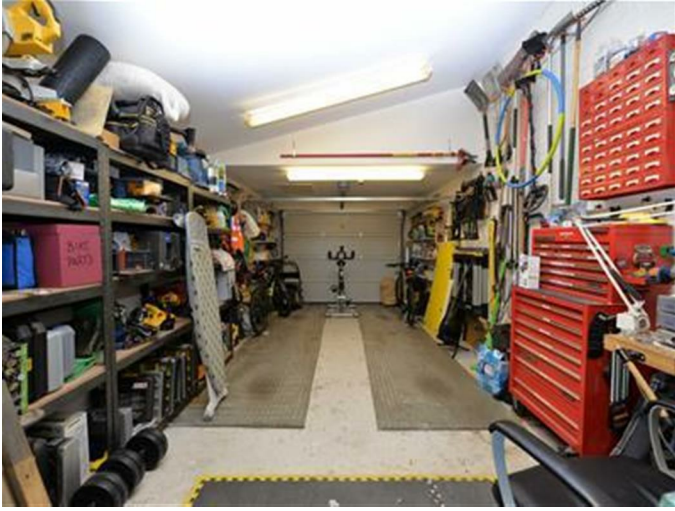


## EXTERNAL



## **GARAGE**

24'8" x 11'3" (7.54m x 3.43m)



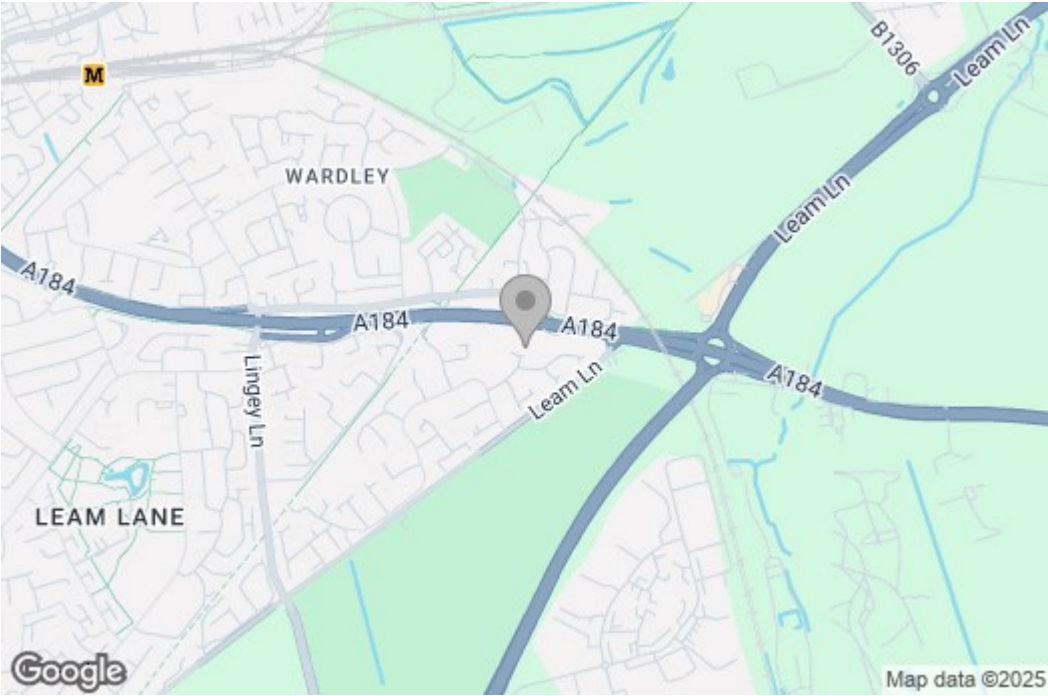
## **SUMMERHOUSE/MAN CAVE**

### **Property disclaimer**

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance an do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give an representation or warranty in respect of the property.

Energy Efficiency Graph

