



The Pavilion, Swalwell

Beautifully presented four-bedroom detached family home, situated on a small development in Swalwell. The property occupies a corner plot and is immaculate throughout with spacious living accommodation, which is not overlooked and has access to country walks, cycle lanes along the River Derwent and Tyne valley via a garden gate. The property has good transport links to the A1, Newcastle and Gateshead.

Offers In Region Of £349,950

This accommodation comprises, Entrance door to hallway, lounge, garden room, cloaks/WC, open plan kitchen dining area, utility room. To the first floor there are four bedrooms, master with ensuite shower room, a further two double bedrooms and family bathroom. Externally there is an integrated double garage via utility area and is operated with a remote key fob, small front garden with driveway parking, enclosed southwest facing rear garden, with lawn, mature plants, shrubs, and patio area which is not overlooked and has gated access to country walks along the River Derwent.

ENTRANCE HALL

Central heating radiator, double glazed window, loft access.

CLOAKS/WC

WC, vanity sink unit, central heating radiator.

LOUNGE

10' 6" x 24' 9" (3.2m x 7.54m)

Double glazed window, central heating radiator, marble effect fire surround with electric fire inset and hearth. Coving to ceiling, double glazed bay window and double doors to garden room.



GARDEN ROOM

11' 8" x 14' 3" (3.56m x 4.34m)

Double glazed windows and French doors to rear enclosed Southwest facing mature garden. Velux window.



DINING ROOM

13' 8" x 10' 9" (4.17m x 3.28m)

Double glazed window, double sockets, patio doors to rear garden. Storage cupboard.



GALLEY KITCHEN

24' 6" x 7' 4" (7.47m x 2.24m)

Double glazed windows and patio doors to rear garden, fitted cottage style kitchen units with work surfaces, integrated appliances, fridge freezer, dishwasher, double electric oven, white enamel sink unit with mixer tap
Induction hob with extractor canopy, fitted wall units with lighting and work surfaces, coffee machine, wine rack.



UTILITY ROOM

7' 5" x 6' 2" (2.26m x 1.88m)

Double glazed window, fitted kitchen units with work surfaces, sink unit and plumbing for automatic washing machine,

FIRST FLOOR

BEDROOM ONE

13' 5" x 10' 9" (4.09m x 3.28m)

Double glazed bay window, coving to ceiling, storage cupboard.



ENSUITE SHOWER ROOM

Shower cubical, sink unit and WC

BEDROOM TWO

12' 5" x 10' 7" (3.78m x 3.23m)

Double glazed window, central heating radiator.



BEDROOM THREE

9' 2" x 11' 5" (2.79m x 3.48m)

Double glazed window, central heating radiator, coving to ceiling,



BEDROOM FOUR

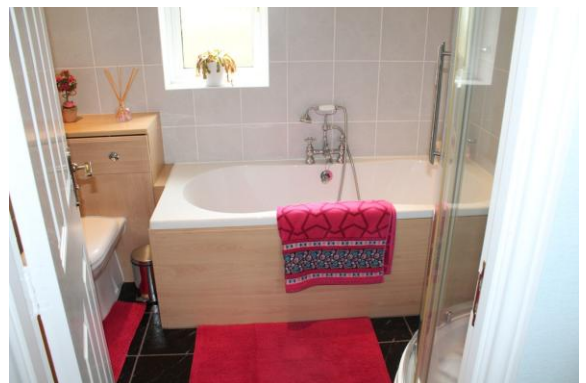
8' 11" x 10' 5" (2.72m x 3.18m)

Double glazed window, coving to ceiling, central heating radiator,



BATHROOM

Double glazed window, white bathroom suite, comprising bath, corner shower cubicle, WC, sink unit, heated towel rail,



EXTERNALLY

Double garage with remote control up and over door, plumbing for washing machine, electric power. Enclosed rear Southwest facing garden, with lawn, paved patio area and mature shrubs with access to woodland walks from the garden gate

REAR GARDEN



ADDITIONAL GARDEN PHOTO



ADDITIONAL GARDEN PHOTO



NOTE FROM SUZANNE

Myself and my team endeavour to make our sales particulars accurate and reliable in line with the Consumer Protection Regulations of 2008 and the Business Protection from Misleading Marketing Regulations 2008. All details have been reported to us via our homeowners in good faith and nothing is deemed to be a statement that the property is in good structural condition or otherwise. Please satisfy yourself that all services, systems, appliances, facilities and equipment are in good working order as they have not been tested by us and we cannot guarantee their operating ability or efficiency; They do not constitute or form part of any offer or contract. All measurements, floor plans, reference to areas and distances are approximate. They are to be taken as a guide to you, a prospective buyer / tenant; They may not be exact, precise or to scale and some of our particulars may well be awaiting vendor approval. It is unlikely that my team and I will have seen sight of the relevant documentation to verify tenure, lease, fixtures and fittings, planning/building regulation consents or build warranty prior to marketing. As an agency we work hard to ensure our service to you is honest, fair and completely transparent. If you were ever to find yourself to be in a situation without satisfactory in-house resolve, rest assured; Suzanne Graham Estate Agents are members of TPOS (The Property Ombudsman Scheme) and follow the TPO Code of Practice, raising standards across our industry. Should you require clarification or further information on any of these points, please contact us; especially if you are traveling some distance to view.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		