



Dunkeld Close, NE10 8WH
3 Bed - House - Detached
£259,995

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* BEAUTIFULLY PRESENTED * MUCH IMPROVED *
TRADITIONALLY HIGHLY SOUGHT-AFTER DEVELOPMENT *
TWO RECEPTION ROOMS * EN-SUITE BATHROOM *
GORGEOUS KITCHEN *

This extensively improved and beautifully presented three-bedroom detached family home is situated within a traditionally sought-after development in Wardley, near Newcastle. Wardley is a highly desirable area, known for its close proximity to Newcastle City Centre, excellent local amenities, and convenient transport links, making it ideal for commuting professionals and families alike. The area offers a pleasant, community-driven atmosphere, with well-regarded schools, nearby parks, and a variety of shops and restaurants, ensuring a comfortable and vibrant lifestyle.

The ground floor of the property features an entrance lobby, a spacious lounge, a versatile sitting room or second reception area, and a stunning dining kitchen that has been thoughtfully designed to provide ample space for entertaining. On the first floor, there are three generously proportioned bedrooms, including a master bedroom with an en-suite bathroom, as well as a family bathroom to serve the remaining rooms.

Externally, the property benefits from front and rear gardens, offering outdoor space for relaxation or gardening. Additionally, there is a private driveway providing off-street parking.

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 5 Mbps, Superfast 59 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Gateshead Council, Band C - Approx. £2,179 p.a

Energy Rating: TBC

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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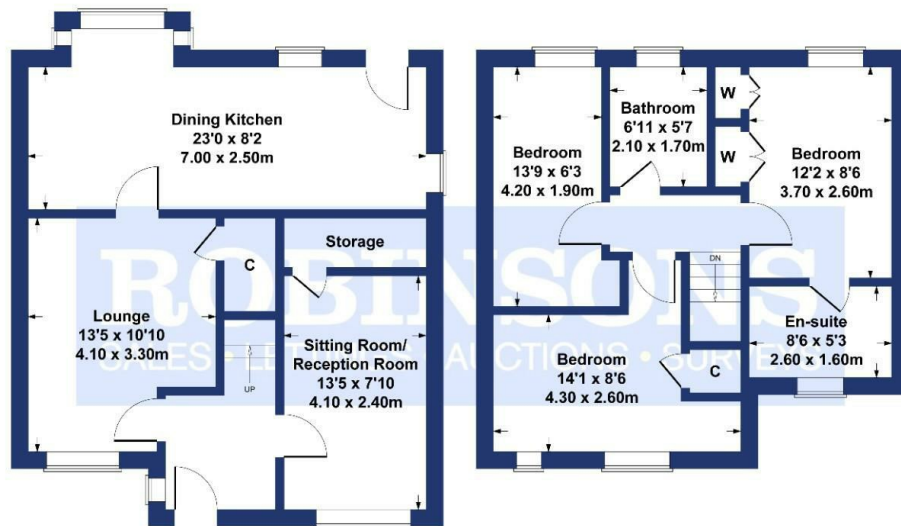
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Dunkeld Close

Approximate Gross Internal Area
1044 sq ft - 97 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
89-85	C		
75-84	D		
59-64	E		
43-58	F		
1-32	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
102-91	B		
89-80	C		
75-64	D		
59-54	E		
43-38	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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