



## Humbleton Road Great Park

A super stylish four bedroom detached house occupying a secluded position within the much sought after Greenside development of the Newcastle Great Park. The property is presented to the highest of standards and benefits from an array of quality fixtures and fittings to include Amtico flooring and shutters to windows. The current owner has also converted one of the garages to create an additional ground floor reception with fitted office furniture. Additional key features include a ground floor WC, lovely sitting room, open plan kitchen/dining family room, en suite and balcony to master bedroom, landscaped gardens and ample off street parking. The property is well positioned for access to the A1 motorway as well as local shops, amenities and metro links in Kingston Park.

Guide Price **£420,000**

0191 284 7999

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## ENTRANCE DOOR LEADS TO:

### ENTRANCE HALL

Staircase to first floor with spindle banister, understairs cupboard, Amtico flooring.

### W.C.

Double glazed window, low level WC, pedestal wash hand basin, radiator.

### SITTING ROOM 17'10 x 11'7 (5.44 x 3.53m)

Double glazed window to front, radiator.

### DINING ROOM 14'4 x 8'8 (4.37 x 2.54m)

Double glazed window to front, fitted cupboards, radiator, door to garage.

### DINING KITCHEN 21'9 x 11'2 (plus alcove) (6.63 x 3.40m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, breakfast bar, double glazed French door to rear, Amtico flooring, radiator, double glazed window to rear.

### UTILITY 7'9 x 5'5 (2.36 x 1.65m)

Sink unit, combination boiler, door to garage, double glazed door, radiator.

### FIRST FLOOR LANDING

Airing cupboard housing hot water cylinder.

### BEDROOM ONE 13'1 x 11'7 (3.99 x 3.53m)

Double glazed window, radiator, double glazed door to balcony.

### EN SUITE SHOWER ROOM

Step in shower, low level WC.

### BEDROOM TWO 11'3 x 6'10 (3.43 x 2.08m)

Double glazed window to rear, fitted bedroom furniture, fitted wardrobes, radiator.

### BEDROOM THREE 12'10 x 10'3 (3.91 x 3.12m)

Double glazed window to front, access to roof space, double glazed door to balcony, radiator.

### BEDROOM FOUR 10'3 x 8'4 (3.12 x 2.54m)

Double glazed window to rear, radiator.

### BATHROOM/W.C.

Four piece suite comprising: panelled bath, wash hand basin with set in vanity unit, step in shower cubicle, low level WC.



Waiting the EPC



### **FRONT GARDEN**

Mainly gravelled, block paved driveway, wrought in iron railings.

### **REAR GARDEN**

Patio, flower, tree and shrub borders, gated access.

### **GARAGE**

Integral, up and over door, light and power points.

### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

### **MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

### **TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**MANAGEMENT CHARGES:** £332.00 per annum

**COUNCIL TAX BAND:** E

**EPC RATING:** TBC

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