



West Meadows | NE5 1LS

**£340,000**



**3**



**1**



**1**

**Detached bungalow**

**Shower room/W.C**

**Three bedrooms**

**Well presented throughout**

**Kitchen/Dining room**

**Front and rear gardens**

**Lounge**

**Single garage**

**ROOK  
MATTHEWS  
SAYER**

Presenting this immaculate detached bungalow for sale, offering a distinctive blend of tradition and comfort. This delightful property is in excellent condition and superbly maintained, providing a homely feel from the moment you step through the door.

The property comprises an entrance hall, lounge, kitchen, and dining room all boasting beautiful wood floors. The sleeping quarters of this bungalow consist of three well-proportioned bedrooms, providing ample space for a growing family or guests. Serving these bedrooms is a modern shower room, which has been fitted to a high standard.

Adding to the practicality of this property is a single garage, providing additional storage space or secure parking for your vehicle. The location of this property is particularly noteworthy. Situated within close proximity to public transport links, local schools, and a wide variety of local amenities, everything that you need is practically on your doorstep.

In conclusion, this detached bungalow represents an excellent opportunity to acquire a beautiful family home in a thriving location. Don't miss the opportunity to view this splendid property, where traditional living meets modern comfort.

Hall  
Central heating radiator, storage cupboard and loft access.

Lounge 19' 0" Max x 11' 3" Max (5.79m x 3.43m)  
Double glazed window to the front, recessed downlights, wood flooring, central heating radiator and feature fireplace, inset hearth and surround.

Open plan Kitchen/Dining room  
Kitchen Area 10' 6" Max plus recess x 8' 7" Max (3.20m x 2.61m)  
Fitted with a range of wall and base units with work surfaces over, 1 ½ sink with mixer tap and drainer, integrated fridge/freezer, space for gas hob with extractor hood over, recessed downlights, wood flooring and double glazed window to the rear.

Dining Area 12' 0" x 8' 0" (3.65m x 2.44m)  
Wood flooring, central heating radiator, double glazed door leading to the rear garden, double glazed skylight, recessed downlights, and door leading to garage.

Shower room/W.C  
Fitted with a low level W.C, pedestal wash hand basin, double shower cubicle, part tiled walls, tiled flooring, central heating radiator, recessed downlights and a double glazed window.

Bedroom One 13' 0" x 11' 5" (3.96m x 3.48m)  
Double glazed window to the front and a central heating radiator.

Bedroom Two 10' 6" x 8' 11" Plus recess (3.20m x 2.72m)  
Double glazed window to the rear and a central heating radiator.

Bedroom Three 10' 7" x 6' 7" (3.22m x 2.01m)  
Double glazed window to the rear and a central heating radiator.

#### Externally

Front Garden  
Lawn garden with block paved drive leading to the single garage.

Rear Garden  
Enclosed garden which is mainly laid to lawn with paved patio area.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains  
Broadband: Not known  
Mobile Signal Coverage Blackspot: No  
Parking: Garage/Driveway

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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

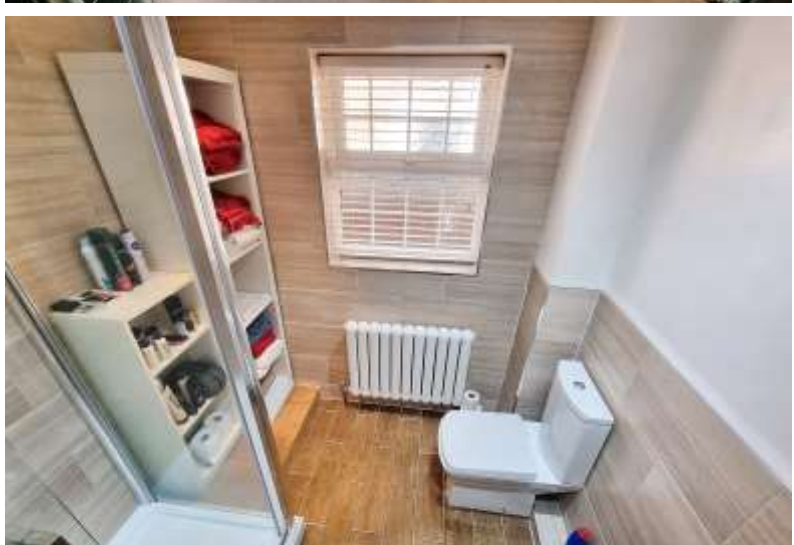
#### COUNCIL TAX BAND: D

#### EPC RATING: D

WD8239/BW/EM/02.06.2025/V.1







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