

**L**  
FOR  
SALE

185 DUKESFIELD, EARSDON VIEW NE27 0DS  
£280,000



3 BEDROOM HOUSE - DETACHED

- THREE BEDROOM DETACHED HOUSE
- IMMACULATEDLY PRESENTED THROUGHOUT
- SPACIOUS RECEPTION ROOM
- MODERN KITCHEN DINER
- FAMILY BATHROOM WC, ENSUITE & DOWNSTAIRS WC
- INTEGRAL GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH FACING RAR GARDEN
- EPC RATING C

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ENTRANCE HALLWAY

KITCHEN DINER  
13'9 x 11'10

RECEPTION ROOM  
14'8 x 10'9

DOWNSTAIRS WC

LANDING

BEDROOM ONE  
16'3 x 9'3

ENSUITE  
6'3 x 4'5

BEDROOM TWO  
14 x 8'2

BEDROOM THREE  
10'8 x 8'2

BATHROOM WC  
6'2 x 5'6

GARAGE  
16'6 x 9

FRONT GARDEN

REAR GARDEN

## 185 DUKESFIELD, EARSDON VIEW NE27 0DS

This beautiful, detached house was built in 2018 and is perfectly located in a popular residential area. It boasts a wealth of modern features and is ideal for a range of buyers.

With over 950 square feet of accommodation set over two floors, this well presented property consists of an entrance hallway with doors to the kitchen diner and downstairs WC. The lovely kitchen diner easily accommodates a dining table and benefits from a good range of units with contrasting worktops and integrated appliances including eye level oven, gas hob, chimney hood, fridge freezer, slimline dishwasher and washing machine. There are stairs up to the first floor and a door to the reception room. The reception room is light and spacious with French doors leading out to the rear garden. To the first floor there are two storage cupboards on the landing and three bedrooms. Bedroom one has a modern ensuite with walk in shower, pedestal washbasin and low level WC and there is also a family bathroom with panelled bath, pedestal wash basin and low level WC. Externally the property benefits from an integral garage, a front garden with driveway parking and a south facing rear garden with lawn, patio and raised planted beds.

The superb layout and fantastic location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Conveniently situated half way between the coast and Newcastle city centre and just off the A19, Earsdon View offers a wide range of contemporary homes particularly favoured by growing families and busy professionals. Well served by many of the borough's best schools and on the doorstep, the local Waggonways, a network of routes originally used for hauling coal, are perfect for enjoying the surrounding countryside and wildlife on the foot or by cycle.

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EMBLEYS  
ESTATE  
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#### SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

#### APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

[VIEW PROPERTY](#)



EMBLEYS  
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#### THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

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