





- Large Detached House
- Excellent Location
- Double Glazed
- Council Tax Band \*D\*
- Great Schools Nearby
- Four Bedroom Home
- Gas Central Heating
- Freehold Property
- Cul-De-Sac-Position
- Family Home





\*\* Video Tour on Our YouTube Channel | <https://youtu.be/Vt7j6ltrEMw> \*\*

Located at the end of a quiet cul-de-sac in Preston Grange and within an exclusive and sought after residential area, this immaculately presented spacious family home offers excellent accommodation throughout. The property which is located at the edge of the estate, sits on a generous plot with wrap around sunny gardens and offers the buyer ample living space over two floors.

The bright and airy property briefly comprises to the ground floor: enclosed porch, hall with downstairs cloakroom, a large and light reception, dining room and a well appointed fitted kitchen with a range of wall and floor units, integrated hob and eye-level oven. On the first floor of the house you are presented with a generous and light landing space with large airing cupboard and fitted cupboard four good-sized bedrooms and a modern bathroom WC with bath and large separate shower.

Externally there is a garden to the front along with a driveway leading to the attached garage and there is a well tended garden to the rear with lawned area and decking. There is also a paved garden to the side, which was previously used as an allotment but could also be used for the storage of a motorhome/caravan or for additional parking. There is a useful side gate providing access to the adjoining field.

The location of this property is without doubt extremely central, and you are within easy striking distance of most Tyneside centres. The exact location affords ease of access to the A19 and the Tyne Tunnel. The A1058 Coast Road is also close by so you have a direct route to the beach or Newcastle City Centre. There are also good links to public transport facilities which include prime bus routes and the Metro service. For the growing family the property is well positioned for access to very well regarded schools.

For more information and to book a viewing, please call 0191 257 2000.

Council Tax band \*D\*





Living Room 15'8" x 16'5" (4.79 x 5.01)

Kitchen 11'3" x 11'4" (3.44 x 3.47)

Dining Room 11'3" x 12'8" (3.44 x 3.88)

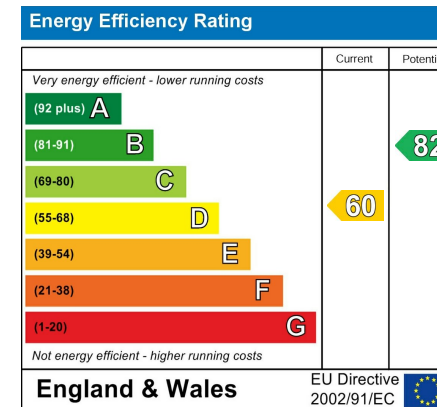
Main Bedroom 15'7" x 9'1" (4.77 x 2.78)

Bedroom Two 11'3" x 11'8" (3.44 x 3.57)

Bedroom Three 11'1" x 7'8" (3.38 x 2.34)

Bedroom Four 11'1" x 6'11" (3.38 x 2.13)

Tenure



## The difference between house and home

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