





- **Detached House**
- **Modern Build**
- **Four Bedrooms**
- **Integral Garage**
- **Council Tax Band *E***
- **Fantastic Family Home**
- **Central Location**
- **Three Bathrooms**
- **Local Facilities Nearby**
- **Call For More Information**





When it comes to finding the perfect modern build detached house, you would be hard pressed to find a home as well presented and desirable as this truly charming home. The accommodation is exquisitely presented throughout, and the current owner has really maximised the living space to the highest standard.

The property briefly comprises to the ground floor; entrance hall with a separate cloaks off, bright and airy lounge with bay window, open plan kitchen dining room offering modern wall and floor units along with fitted appliances along with access to the rear via French doors. There is also a handy utility room. Moving onto the second floor you are presented with four double bedrooms; two with en-suite facilities and there is also a modern family bathroom WC with three piece suite. As you would expect from a modern build home the house is double glazed and also has gas central heating.

Externally there is a garden to the front and a driveway leading to the integral garage for secured parking. There is also a lovely sunny rear garden with a lawned area, patio and raised planters.



The location of the property is very much in demand and is serviced with all amenities. There are schools which are accessible for primary and secondary needs. You have access to an array of shopping facilities at Northumberland Park shopping centre. The Metro service is also on your doorstep which will have you into the town centre in some twenty minutes.

If you are looking for a family home which ticks a lot of boxes, this property is without doubt one to add to your viewing schedule. For more information and to book yours, please call our sales team on 0191 257 2000.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *E*



- Living Room 17'11" x 11'3" (5.47 x 3.44)
- Kitchen/Dining Room 12'6" x 20'8" (3.83 x 6.30)
- Utility 10'9" x 5'8" (3.29 x 1.73)
- Main Bedroom 15'4" x 11'3" (4.69 x 3.44)
- Bedroom Two 13'4" x 15'3" (4.08 x 4.66)
- Bedroom Three 8'11" x 10'8" (2.74 x 3.27)
- Bedroom Four 8'11" x 9'1" (2.74 x 2.78)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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