







4



2



3

- Detached House
- Four Bedrooms
- Two Reception Rooms
- Great Location
- Transport Links
- Beautifully Presented
- Three Bathrooms
- Handy Study
- Local Amenities
- Council Tax Band \*E\*







#### 4 BEDROOM DETACHED WITH DOUBLE GARAGE

Jan Forster Estates are delighted to welcome to the market this beautifully presented, detached house, positioned in the desirable West Allotment area. The property will appeal to up-sizers and the growing family.

The accommodation comprises to the ground floor: entrance hallway with a storage cupboard and a convenient WC, generously sized study, a second reception room, and a spacious lounge that seamlessly flows into the dining area, highlighted by French doors opening out to the rear garden. The dining area extends into a well-appointed kitchen, complete with a range of floor and wall units as well as a bar area- perfect for casual dining or entertaining. From here, you have access to a practical utility room, which also benefits from a door leading directly to the rear. Off the first-floor landing are four well-proportioned bedrooms. Two of them benefit from private en suites, while the principal bedroom also features a dedicated dressing area. Completing the upstairs layout is a stylish family bathroom with WC.

Externally to the front, there is a double detached garage and off-street parking. To the rear, you can find a beautiful garden with lawn, decking and patio areas- ideal for alfresco dining.

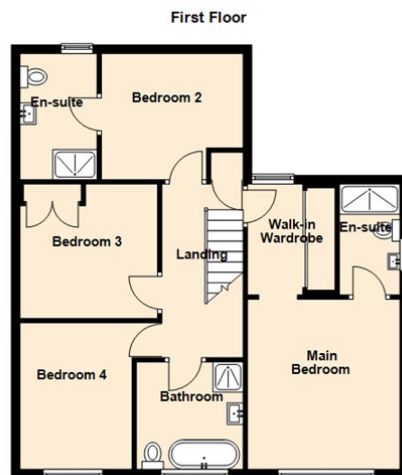
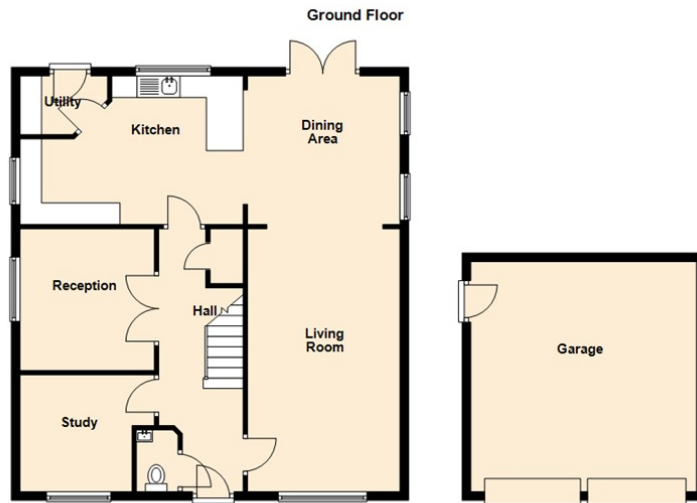
Situated within the popular West Allotment, this location is known for its friendly community atmosphere and proximity to excellent transport links, including the A19 and the Coast Road, making commuting to Newcastle and nearby areas effortless. Local amenities including Boundary Mills, The Silverlink Shopping Park and the Royal Quays shopping outlet, are only a short distance away. The beach is also within easy reach. For the growing family, the property is in a good area for access to well-regarded schools.

To book your viewing, 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 licensed legal representative.

Council Tax band \*E



Lounge 20'0" x 11'7" (6.10 x 3.54)

Kitchen 16'11" x 11'3" (5.18 x 3.45)

Dining Area 11'3" x 11'1" (3.45 x 3.38)

Utility 6'7" x 4'5" (2.03 x 1.37)

Reception 10'9" x 10'2" (3.29 x 3.12)

Study 10'2" x 8'10" (3.12 x 2.71)

Main Bedroom 12'11" x 11'7" (3.95 x 3.54)

Bedroom Two 10'9" x 9'7" (3.29 x 2.93)

Bedroom Three 10'5" x 10'2" (3.19 x 3.12)

Bedroom Four 11'1" x 8'5" (3.40 x 2.58)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 76                      | 79        |
| (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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