

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



33 Chatterley Close, Bradwell, Newcastle, ST5 8LE

Offers In The Region Of

£320,000



- A Detached Family Home
- Two Reception Rooms
- Master Bedroom With En-Suite
- EV Charging Point
- Sought-After Location
- Conservatory
- Off Road Parking
- Landscaped Garden

A spacious and well-presented detached family home!

We are delighted to present for sale this stunning property in Bradwell which has been a practical and comfortable family home for many years. Situated in an ideal and sought-after location of Chatterley Close, this beautifully presented four-bedroom detached house offers spacious living both inside and out. Perfectly positioned within a quiet cul-de-sac, the property is ideal for growing families looking for a comfortable and modern home in a prime location.

The ground floor boasts an entrance hallway with WC and access to the garage, a practical kitchen, two reception rooms and even a conservatory at the back overlooking the garden!

First floor accommodation includes a sizeable master bedroom with fitted storage and a useful en-suite, three other well sized bedrooms and the family bathroom.

At the front of the property, there is plenty of off-road parking thanks to the fully block paved driveway, and the property also benefits from a 7kw EV charger! The rear garden is landscaped and features an Indian stone patio, manageable lawns and a timber shed for storage.

The property features gas central heating, UPVC double glazed windows which have all been replaced in recent times and some of which are complimented by bespoke shutter blinds which will remain in the property.

We would be delighted to show you around! For more information call or e-mail us.





## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Tiled floor. Radiator. Stairs to the first floor.

### WC

Tiled floor and walls. Radiator. Wash basin in unit and wc.

### GARAGE

Internal access. Gas boiler. Power supply. Electric roller door.

### KITCHEN

15'04 x 7'06 (4.67m x 2.29m)

UPVC double glazed window and rear door. Tiled floor. A range of wall cupboards and base units with a tiled splashback.

### LIVING ROOM

13'11 x 10'05 (4.24m x 3.18m)

UPVC double glazed with bespoke shutter blinds. Fitted carpet. Radiator. Gas fire.

### DINING ROOM

9'10x 9'09 (3.00mx 2.97m)

UPVC double glazed door into the conservatory. Fitted carpet. Radiator.

### CONSERVATORY

9'11 x 9'07 (3.02m x 2.92m)

UPVC double glazed windows and door into the garden. Tiled floor.

## FIRST FLOOR

### LANDING

Fitted carpet. Access to the loft. Store cupboard containing the hot water cylinder.

## MASTER BEDROOM

12'02 x 11'05 (3.71m x 3.48m)

UPVC double glazed window with bespoke shutter blinds. Fitted carpet. Radiator. Fitted wardrobes.

### EN-SUITE

7'03 max x 6'11 (2.21m max x 2.11m)

UPVC double glazed window. Tiled floor. Radiator. Shower, Wash basin and W/C.

### BEDROOM TWO

10'05 x 8'08 (3.18m x 2.64m)

UPVC double glazed window with bespoke shutter blind. Fitted carpet. Radiator. Store cupboard.

### BEDROOM THREE

9'11 x 6'11 (3.02m x 2.11m)

UPVC double glazed window. Fitted carpet. Radiator.

### BEDROOM FOUR

7'09 x 7'00 (2.36m x 2.13m)

UPVC double glazed window. Fitted carpet. Radiator.

### BATHROOM

6'09 x 6'02 (2.06m x 1.88m)

UPVC double glazed window. Tiled floor. Radiator. Bath, W/C and wash basin

### OUTSIDE

To the rear of the property there is an Indian Stone patio, decking area. lawns with borders, shed and small raised pond.

At the front there is a block paved driveway and a 7KW electric car charging point.







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





## MATERIAL INFORMATION

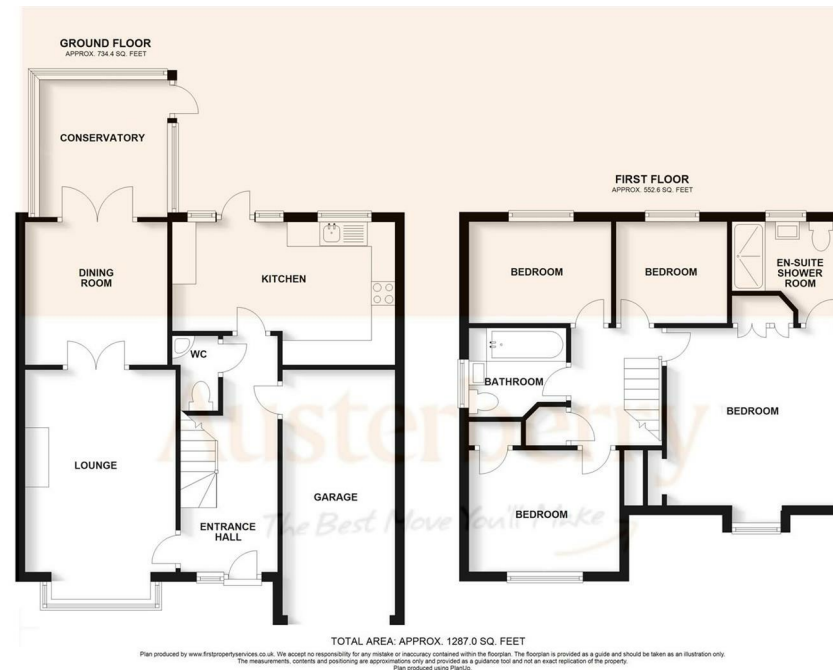
Tenure - Freehold

Council Tax Band - D



### PLEASE NOTE

- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- \* Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

**Austerberry™**  
the best move you'll make