

Accommodation

Ground Floor

Entrance Hallway

built in cloaks cupboard, central heating radiator

Cloakroom/w.c.

fitted with a suite of a low level w.c. and pedestal wash hand basin, half height ceramic tiling to wall, extractor fan, central heating radiator

Lounge (front-rear) 21' 0" x 10' 6" (6.40m x 3.20m)

TV point, upvc double glazed window to the front, French doors opening onto the rear garden, two central heating radiators

Kitchen (front) 10' 8" x 8' 0" (3.25m x 2.44m)

fitted with wall, floor and drawer units incorporating integrated appliances including an electric hob with extractor fan over, two built in ovens, dishwasher, washing machine and fridge/freezer, stainless steel single drainer sink unit, cupboard housing the central heating boiler, grey wood effect flooring, recessed downlighters to ceiling, upvc double glazed window

Dining/Sitting Room (rear) 18' 10" x 10' 4" (5.74m x 3.15m)

upvc double glazed French doors opening onto the rear garden, upvc double glazed window, two central heating radiators

First Floor

Stairs up to the First Floor Landing

built in airing cupboard, central heating radiator

Bedroom One (front) 10' 6" x 10' 2" (3.20m x 3.10m)

central heating radiator, upvc double glazed window

En-Suite Shower Room/w.c.

fitted with a suite comprising a double shower enclosure with glazed screen and mains fed shower, pedestal wash hand basin and low level w.c., ceramic tiling around the suite, central heating radiator, recessed downlighters to ceiling, extractor fan

Bedroom Two (front) 11' 4" x 9' 8" (3.45m x 2.94m)

central heating radiator, upvc double glazed window

Bedroom Three (rear) 10' 6" x 8' 3" (3.20m x 2.51m)

central heating radiator, upvc double glazed window

Bedroom Four (rear) 10' 1" x 8' 3" (3.07m x 2.51m)

central heating radiator, upvc double glazed window

Bathroom/w.c.

fitted with a three piece white suite of a panelled bath, wall hung wash hand basin and low level w.c., half height ceramic tiling around suite, upvc double glazed window

External

garden to the front and side with lawns, borders and driveway leading to an detached single car garage and access to an extensive rear garden laid mainly to lawn and with a paved patio area

Tenure

freehold

Council Tax

Band E

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Lucas James Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Lucas James Estate Agents have any authority to make or give any representation or warranty whatever in relation to this property.



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Spacious Detached Family House

Four Bedrooms

Two Large Reception Rooms

Favoured Residential Estate

Detached Garage

Generous Site and Gardens



A very well proportioned detached family house occupying a generous site on this very popular residential estate constructed by Bellway. There are excellent road links to all major centres including Killingworth locally, the A1 and A19 regional road networks, Gosforth Park and Newcastle Racecourse. The accommodation briefly comprises an entrance hall with cloakroom/w.c. off, a spacious lounge extending to approximately 21' 0", a comprehensively fitted kitchen opening onto a large dining room with French doors to the rear garden. There is an en-suite shower room to the master bedroom, three further good sized bedrooms together with a family bathroom/w.c. Externally the property has a garden to the front with a driveway leading to a detached single car garage and large rear garden laid to lawn. The property offers an excellent opportunity to purchase a well positioned and spacious family house.

