

HUNTERS[®]

HERE TO GET *you* THERE



Elizabeth Drive

Newcastle Upon Tyne, NE12 9QP

Offers Over £200,000



Welcome to Elizabeth Drive, Newcastle Upon Tyne - a charming property that offers the perfect blend of comfort and convenience. This delightful house boasts two reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there's plenty of space for the whole family to unwind and recharge.

The property features a lovely conservatory, allowing you to enjoy the beauty of the outdoors all year round. Imagine sipping your morning coffee in this bright and airy space, or hosting a dinner party surrounded by lush greenery.

The addition of a utility room adds practicality to your lifestyle. Say goodbye to clutter and hello to an organised living space.

Located in a prime spot with strong transport links, commuting will be a breeze. Whether you're heading to work or exploring the vibrant city of Newcastle-upon-Tyne, getting around will be convenient and stress-free.



Driveway

Driveway parking for multiple cars, providing access to the Extended Porch and with gates leading to the Rear Garden. Laid to lawn at either side.

Entrance Porch 3'7" x 9'11" (1.1 x 3.04)

Extended Entrance porch with UPVC Double Glazing and Wooden Flooring.

Hallway 12'1" x 8'4" (3.7 x 2.55)

From the Porch and with the wooden flooring continuing. Offering under-stair storage and access to the Sitting Room and Kitchen.

Living Room 16'9" x 11'10" (5.11 x 3.63)

Extended Sitting Room with UPVC Double Glazing and a feature fire-place.

Kitchen / Dining Room 13'10" x 20'7" (4.24 x 6.28)

Kitchen Diner with; Peninsula Workbench with a Gas-Stove and extractor, worktop lighting, Wood Flooring. and access to the Utility Room and Conservatory.

Utility Room / Laundry 9'9" x 10'2" (2.99 x 3.1)

Utility Room with Access to the Rear garden and providing space for additional cold storage, as well as Washing Machine plumbing..

Conservatory 9'9" x 9'10" (2.99 x 3.02)

UPVC Conservatory to the Rear with French Doors out to the Rear Garden.

Rear Garden

South-Westerly garden laid partially to lawn with Paved sections and Paved pathway.

Landing 15'7" x 9'1" (4.77 x 2.79)

First-Floor landing offering access to the three Bedrooms, Family Bathroom and Loft-Hatch

Primary Bedroom 12'1" x 11'1" (3.7 x 3.39)

Generous Principal Bedroom to the front of the property.

Bedroom Two 10'2" x 11'1" (3.11 x 3.39)

Second Bedroom overlooking the Rear Garden.

Bedroom Three / Office 9'1" x 9'1" (2.77 x 2.79)

Third bedroom to rear of the property, which can also be utilised as a home office.

Bathroom 6'9" x 5'6" (2.08 x 1.69)

Tiled Family Bathroom with Shower over Bath.

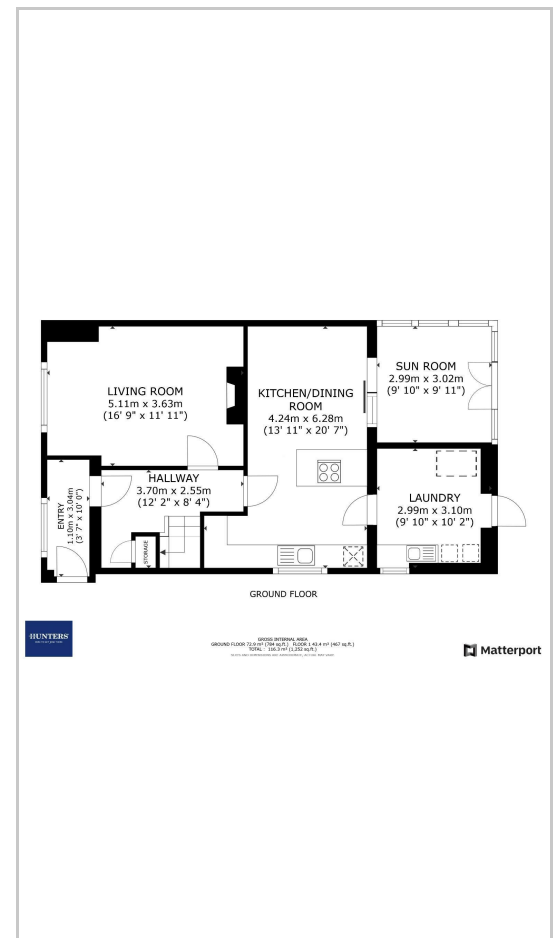
Loft

Half Boarded with with carpet laid and a Velux window to the rear.

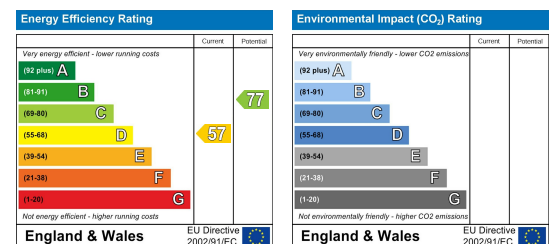
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.