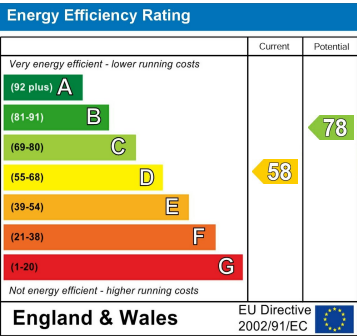




Murrayfields, West Allotment



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.



Price Guide £295,000

Description

BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOME, TUCKED WITHIN A POPULAR RESIDENTIAL DEVELOPMENT IN WEST ALLOTMENT

Brannen & Partners welcome to the market this beautifully presented three bedroom detached property, conveniently located close to amenities in West Allotment. Boasting three good sized bedrooms including a master with en suite, two reception spaces, sunny conservatory, contemporary kitchen, convenient utility, modern bathroom and WC, complete with south facing rear garden, driveway parking for multiple cars and detached garage to the front.

Briefly comprising: Welcoming entrance hallway with stairs to the first floor and access to all principal rooms of the ground floor, complete with an under stair cupboard. To the left hand side the sizeable living space benefits from a dual aspect filling the room with natural light. Furnished with a feature fireplace and bay window, French doors lead into the sunny conservatory which connects to the rear garden.

Back to the hallway, the kitchen can be accessed. Equipped with a good range of high gloss fitted wall, base and drawer units with undercounter lighting the contemporary kitchen is framed with wood effect worktops and decorative tiled splashbacks. Integrated appliances include an electric hob, oven, extractor hood, dishwasher and microwave. From here, a doorway leads into a practical utility space presenting further storage and worktop space in addition to space for a fridge freezer and plumbing for a washing machine. The garden can be accessed via a side door whilst a convenient WC is tucked to the right. Finalising the ground floor a second reception space sits to the front of the home. Currently utilised as a dining room the bay window ensures a bright and airy feel.

To the first floor are three good sized bedrooms, main bathroom and integral storage cupboard, connect to the landing. All bedrooms are doubles and house fitted wardrobes with the master incorporating an en suite shower room. Fully tiled, the en suite is thoughtfully configured presenting a shower, WC and vanity wash basin with storage beneath. Completing the first floor the modern bathroom offers stone effect tiling. Presenting bath with shower overhead, integral WC, and vanity wash basin with storage beneath.

Externally to the rear, is an enclosed south facing garden. With initial raised decking area, lawn and patio, gravelled borders and secure fenced boundary frame the space. There is side access to the front to either side of the home and access to the garage. To the front, the paved driveway can accommodate multiple cars.

West Allotment is a popular residential development, the area offers ease of access to a variety of local amenities at the nearby Northumberland Park as well as Silverlink Retail Park. There are excellent local transport links such as the Metro station and road links to Newcastle city centre and other coastal towns. The local wagonways and bridle paths offer wonderful scenic walks.

Hallway
10'1" x 8'2"

Living Room
16'9" x 9'8"

Conservatory
9'3" x 8'6"

Dining Room
8'2" x 9'8"

Kitchen
7'11" x 10'11"

Utility Room
4'10" x 6'9"

WC
2'10" x 6'8"

Landing
12'5" x 6'5"

Bedroom One
16'10" x 11'5"

En Suite
5'5" x 5'3"

Bedroom Two
7'6" x 9'8"

Bedroom Three
8'10" x 7'8"

Bathroom
5'8" x 6'4"

Detached Garage
9'1" x 16'0"

Rear Garden

Tenure
Freehold

