

FOR
SALE

33 BROOKFIELD, WEST ALLOTMENT NE27 0BJ
OFFERS OVER £499,950



5 BEDROOM HOUSE - DETACHED

- STUNNING FIVE BEDROOM DETACHED HOUSE
- WELL EXTENDED & CONVERTED
- RECEPTION ROOM, SNUG & PLAYROOM
- FABULOUS DINING KITCHEN & FAMILY ROOM
- UTILITY ROOM & DOWNSTAIRS WC
- TWO ENSUITES & FAMILY BATHROOM WC
- DETACHED DOUBLE GARAGE
- SUBSTANTIAL FRONT & REAR GARDENS
- EPC RATING C

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RECEPTION ROOM
20'7 x 12'4

PLAYROOM
11'11 x 8'2

DINING KITCHEN & FAMILY ROOM
23'2 x 19'3

SNUG
12'11 x 9'11

UTILITY ROOM
8'6 x 7'7

DOWNSTAIRS WC

BEDROOM
14'11 x 10'3

ENSUITE
7'7 x 6'5

BEDROOM
11'10 x 8'10

JACK & JILL ENSUITE
7'5 x 5'3

BEDROOM
12'8 x 10'2

BEDROOM
11 x 9'11

BEDROOM

BATHROOM WC
7 x 5'6

GARAGE
16'9 x 16'3

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A truly stunning and extended five-bedroom detached home, showcasing contemporary design, exceptional condition, and an impressively spacious layout throughout, this property offers both style and convenience in equal measure.

Upon entering, you are welcomed by a bright and inviting hallway setting the tone for the rest of the home. To the front, a stylish reception room features a recessed contemporary fire, creating a sleek yet cosy focal point. Additional versatile living spaces include a snug and a separate playroom, both ideal as home offices or flexible family rooms.

The heart of the home is the outstanding extended open-plan dining kitchen, a truly impressive space designed for modern living. This expansive and light filled space effortlessly combines a generous lounge, dining area, and a striking island with breakfast bar. The kitchen boasts an impressive range of units with quartz worktops, integrated eye-level double oven, induction hob with chimney hood, fridge freezer and dishwasher.

A well-proportioned utility room offers further storage and appliance space, alongside a convenient downstairs WC.

To the first floor, there are five beautifully presented double bedrooms, all stylish and well-sized. The principal bedroom benefits from fitted wardrobes and a luxurious ensuite. The second and third bedrooms also access a Jack & Jill ensuite. Both ensuites feature walk-in showers, one with a countertop washbasin and the other with a vanity unit, along with WCs. A modern family bathroom completes the floor, fitted with a bath and shower over, wash basin, and WC.

Externally, the property continues to impress with a detached double garage, a substantial front garden, and a generous rear garden designed for entertaining, featuring decking and patio seating areas.

This exceptional home perfectly combines space, quality, and contemporary living.

West Allotment is situated near Northumberland Park which has its own Metro station and an excellent retail offering.

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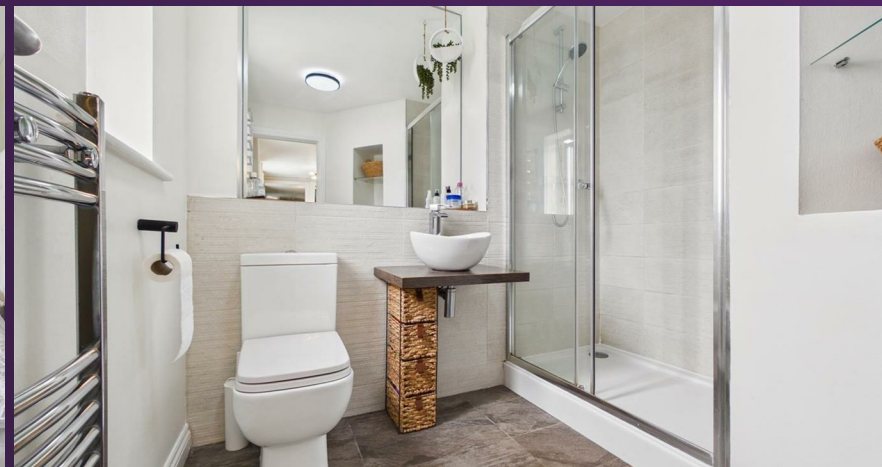
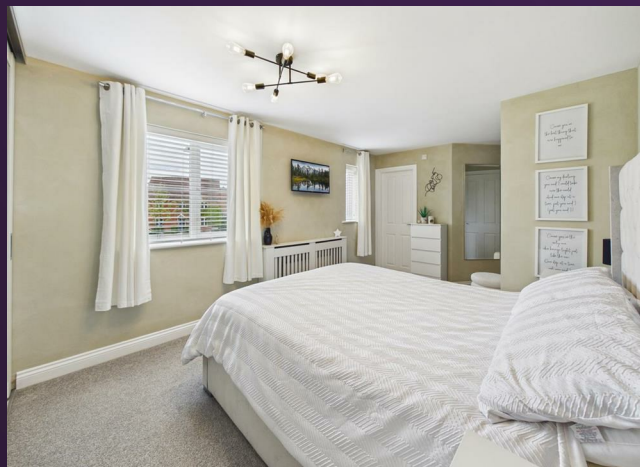
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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	73	
(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



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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