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2 Segedunum Crescent

St Peters Park, Wallsend, NE287JN

** SUPERB DETACHED FAMILY HOME ** FOUR DOUBLE BEDROOMS ** EN-SUITE TO MASTER **

** THREE RECEPTION ROOMS ** DOWNSTAIRS WC ** BEAUTIFULLY PRESENTED THROUGHOUT **

** OFF STREET PARKING TO FRONT & GARAGE WITH ELECTRONIC ROLLER DOOR ** FREEHOLD **

** ROAD LINKS TO THE A1058 COAST ROAD, A19 & SILVERLINK RETAIL PARK ** COUNCIL TAX BAND D

** NEW BOILER FITTED IN 2025 WITH TEN YEAR WARRANTY ** ENERGY RATING C **

Price £400,000

4 2 3 C

- Fantastic Detached Family Home
- Four Double Bedrooms - Three with Fitted Wardrobes
- En-Suite To Master Bedroom
- Downstairs WC
- Three Reception Rooms
- Garage & Off Street Parking
- Freehold
- Council Tax Band D
- Energy Rating C

Hallway
Double glazed entrance door, stairs to the first floor landing, storage cupboard, laminate flooring, radiator.

WC
1.96 x 1.01
Double glazed window, WC and wash hand basin, laminate flooring, radiator.

Lounge
4.35 x 3.71
Double glazed bay window with shutter blinds, wall mounted living flame effect electric fire, laminate flooring, radiator.

Kitchen
13'5" x 9'5" + 6'6" x 5'5" (4.11 x 2.88 + 1.99 x 1.67)
Fitted with a range of wall and base units with work surfaces over and sink unit, six ring range style cooker with extractor fan over, integrated dishwasher and microwave. Double glazed window, tiling to floor, radiator.

Dining Room
12'1" x 8'3" (3.69 x 2.53)
Double glazed French doors leading into the conservatory, laminate flooring, radiator.

Conservatory
20'2" x 12'0" (6.16 x 3.67)
Double glazed windows, bar area, tiling to floor, door leading into the garage and double glazed French doors to the rear garden.

Landing
Double glazed window, radiator, storage cupboard and access to the loft which is boarded, has pull down ladders and lighting.

Bedroom 1
4.39 x 3.89 max
Double glazed window with shutter blinds, fitted wardrobes and drawers, laminate flooring, radiator.

En-Suite
9'6" x 5'4" max (2.90 x 1.63 max)
Comprising; shower cubicle, WC and wash hand basin with fitted furniture surrounding, double glazed window, tiling to walls and floor.

Bedroom 2
3.93 x 2.73
Double glazed window with shutter blinds, fitted wardrobes, laminate flooring, radiator.

Bedroom 3
3.44 x 2.99
Double glazed window, fitted wardrobes, laminate flooring, radiator.

Bedroom 4
2.98 x 2.97
Double glazed window, radiator.

Family Bathroom
2.40 min x 1.98
Comprising; bath, shower enclosure, WC and wash hand basin with fitted furniture surrounding, double glazed window, tiling to walls and floor, ladder style radiator.

Garage
21'10" x 8'5" (6.66 x 2.57)
Electronic roller door, power points and lighting.

External
Externally the front is paved and has space for off street parking. There is a lovely garden to the rear which has planted beds, artificial grass, paved patio area, barbecue shack and hot tub.

Material Information
BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit
https://checker.ofcom.org.uk
EE-Good outdoor and in-home
O2Good outdoor, variable in-home
Three-UK-Good outdoor and in-home
Vodafone-Good outdoor

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.














BAR












Compact Disc

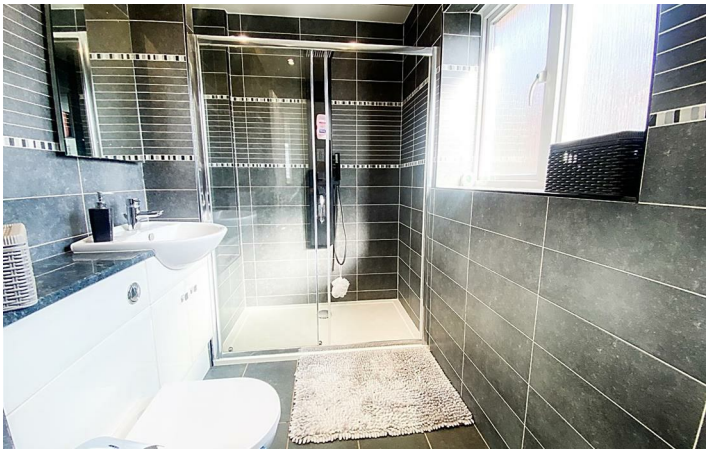



















Be our guest







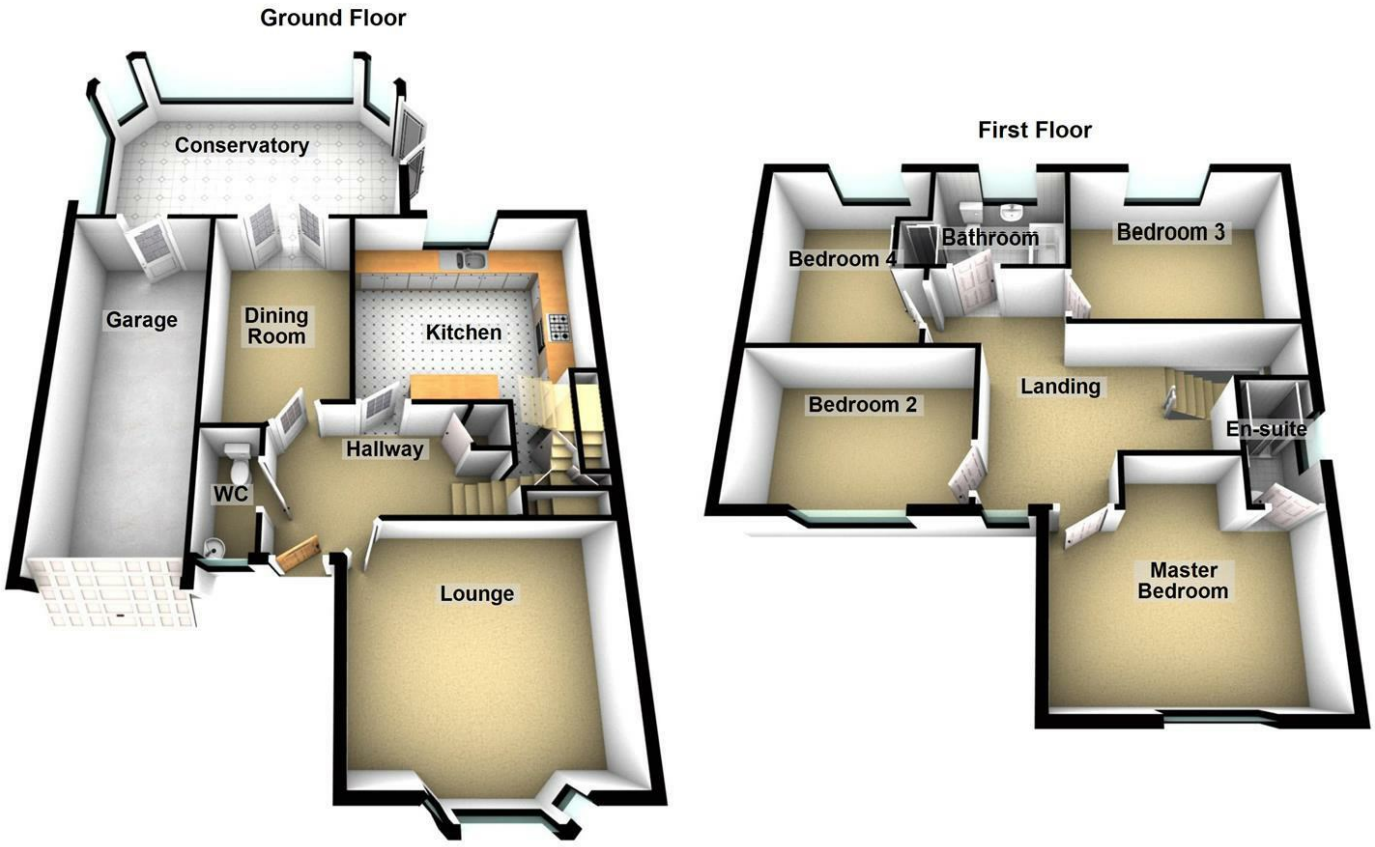




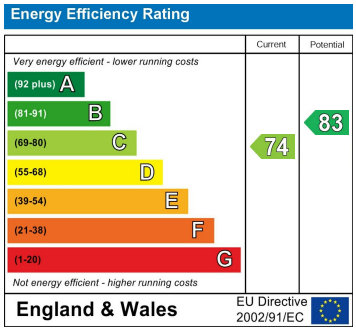



BIG T'S

Floor Plan



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