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MERGANSER CRESCENT, BARLEY MEADOWS, NE23

Offers Over £350,000

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Spacious detached 'Stevenson' by Miller Homes, offering well balanced and versatile accommodation throughout, making it ideally suited to modern family living. Thoughtfully designed across two floors, the property combines generous reception space with four well-proportioned bedrooms and flexible ground-floor accommodation.

A standout feature is the dual aspect open plan kitchen/diner, which spans the length of the property and provides an excellent hub for everyday living and entertaining. Complementing this is a welcoming living room with a walk-in bay window and a versatile office or additional bedroom. Upstairs, four good-sized bedrooms provide comfortable accommodation, including a principal bedroom with fitted wardrobes and en-suite facilities. Externally, the property benefits from gardens to both sides, incorporating lawned areas and patio seating spaces ideal for relaxing and entertaining.

Merganser Crescent is situated within a popular modern residential development, offering convenient access to local amenities, well-regarded schooling and transport links. The location remains particularly appealing to families and professionals seeking a well-connected setting with excellent access to surrounding towns and Newcastle city centre.

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The internal accommodation comprises: a welcoming entrance hall that has stairs to the first floor and under stair storage. Immediately to the right is a convenient ground floor WC alongside a versatile office/study space, which could also be utilised as an additional bedroom. Adjacent to this room is an inviting living room that overlooks the side of the property through a walk in bay window. Returning to the entrance hall, a further door to the left opens into a dual aspect open plan kitchen/diner that spans the length of the property. The kitchen benefits from a range of fitted wall and base units and integrated appliances. There is also ample space for dining furniture, and a set of French doors opens out onto the side garden. Off the kitchen/diner is a useful utility area with further plumbing for appliances and access out to the rear of the property.

The first floor landing gives access to four good sized bedrooms, with the master bedroom to the rear of the property enjoying built in sliding door wardrobes and an en-suite shower room, while a well appointed family bathroom serves the remaining bedrooms.

Externally, the property has two gardens on either side, both of which are enclosed with timber fencing and laid mainly to lawn with paved patio areas, creating the ideal space for everyday family life and entertainment. There is also a detached garage accessed via a gate from the garden with a double width drive offering off street parking for two vehicles.





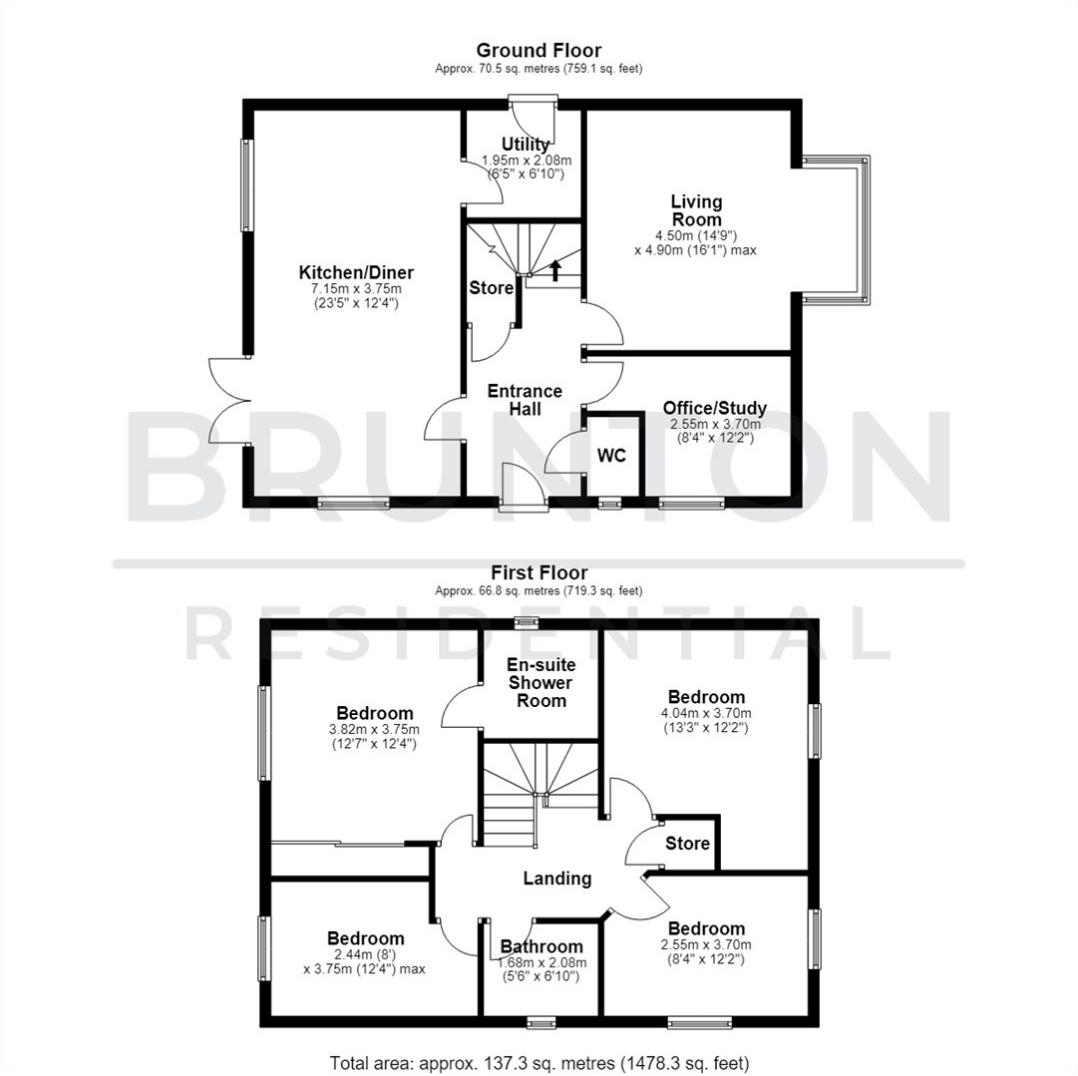
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : B



Total area: approx. 137.3 sq. metres (1478.3 sq. feet)



