



**FOLLWELLS**

16 Whitfield Avenue, Newcastle - ST5 2JH  
£295,000

- Spacious Semi Detached House
- Popular And Convenient Town Location
- Large Modern Open Plan Family Dining Kitchen
- Separate Full Depth Living Room
- Three Double Bedrooms
- Substantial Family Sized Rear Garden

A spacious double fronted semi detached property, ideally suited for a growing family. Situated in a long established and much sought after district, affording convenient access to town and various amenities, including good neighbouring schools. The property provides generous size accommodation throughout, with modern open plan family dining kitchen layout and a separate living room. Generous spacing continues upstairs with three double bedrooms and a large family bathroom. Externally there is parking and an equally impressively sized enclosed rear garden of approximately 98ft (30m) in length.

Accommodation comprises: –

Central hallway with staircase leading to first floor and large format tiled flooring running through to a cloaks/WC with space saver sink. The tiled floor continues through to the spacious open plan family dining kitchen area, with window outlook to front and rear and rear access door. The kitchen area is fitted with a modern range of white gloss base units to include 1 1/2 sink and work surface with gas hob/extractor, integrated washing machine and dishwasher. A further range of contrasting grey gloss tall units house twin matching fan assisted electric ovens and an integrated fridge freezer.





A landing area to the first floor leads to three well proportioned double bedrooms, to include master bedroom with dual window outlook and built in triple wardrobe. There is a further built in triple wardrobe to the second bedroom which also overlooks the front aspect and benefits from a useful walk in wardrobe with fitted units and further window.

A third double bedroom enjoys views over the rear garden. A spacious family bathroom is fitted with a three-piece suite to include shower over bath with dual windows and airing cupboard housing the central heating boiler.

Externally, there is parking to the front with lawn area and hedge screening to boundary. Wide pedestrian access to the side leads to a substantial family rear garden of approximately 98 ft (30m) in depth with patio area, garden shed and substantial lawn.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



