



FOLLOW  **LLS**

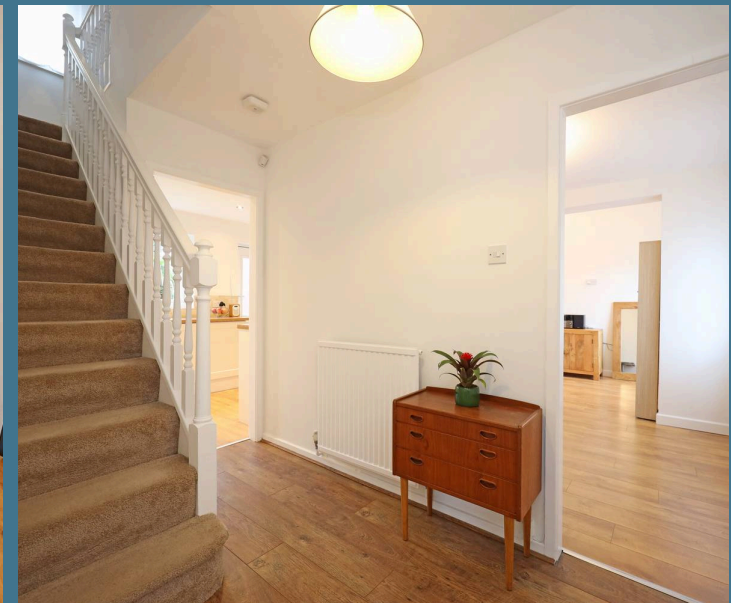
14 Denton Close, Newcastle - ST5 4JP
£395,000

- Extended Detached Four Bedroom Family Home
- Corner Plot Position With Private Rear Garden
- Modern Well Presented Interior
- Large Feature Open Plan, Kitchen, Dining And Family Area
- Converted Double Garage
- Popular and Convenient Residential Development

A four bedroom detached family home situated on the extremely popular Westbury Park development, convenient for town and main road networks including Junction 15 of the M6 and the A50. Positioned on a quiet cul-de-sac road and holding a prominent corner plot with private enclosed rear garden and a converted double garage. Internally the property offers a modern clean layout and has been extended to create a large feature open plan space incorporating the kitchen and original dining room with an additional large family area having a feature vaulted ceiling. Recent improvements by the current owner include replacement of the majority of double glazed units and installation of solar panels with store battery, reducing electricity running costs and residue feed in tariff to the National Grid.

Accommodation comprises: –

Front entrance porch with replacement composite door and access to a cloaks/WC. Internal glazed door from the porch opens to a central reception hallway with staircase and hard flooring that runs through the ground floor. A large full width living room features a dual aspect front and rear bow window and features a contemporary fireplace. To the opposite side of the hallway is a family/dining area which has open access to a full depth family room with an impressive vaulted ceiling and twin skylights. There is a further window outlook to front and patio doors open to the rear garden. A double cupboard houses the central heating boiler and solar panel controls/battery. A further opening from the family room leads to the kitchen area which also has direct access from the hallway. The kitchen is fitted with a range of base/wall unit units with work surfaces and sink. Integrated appliances comprise fridge and washing machine.





There is also a feature freestanding electric cooking range with five ring gas hob which will be included in the sale. A further window and separate door access and overlook the rear. The first floor landing area has rear facing window, useful over stairs storage and loft hatch with pulldown ladder leading to a part boarded loft for additional storage. There are four practical sized family bedrooms, with the main bedroom enjoying partial far reaching views over rooftops. A family bathroom with travertine tiling is fitted with a P shaped bath having thermostatic shower and curved splash screen, combined WC and vanity wash basin.

The property has an attractive corner plot position, with small lawn area and block paved pathway to the front door. To the rear is a privately enclosed garden with shaped lawn, paved patio areas and pathway to the garage and pedestrian gate giving direct access to a rear driveway which provides parking in front of a former double garage. The garage has currently been converted with UPVC screening and personal front access door with additional side access door from the rear garden. Internally the garage has been split into two areas comprising of a large useful storeroom with power connection, storage units and space for additional white goods. The rear half of the garage currently houses and exercise pool with wave machine. (Agents note: - The exercise pool is available and can remain in situ subject to separate negotiation. Alternatively, it can be removed by the vendor prior to completion of sale).



Construction:- Please note the property is of timber framed construction.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: A

