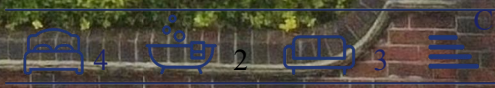


ST5 9HQ

King Street, Cross Heath,  
Newcastle



£350,000



STEPHENSON BROWNE

## DESCRIPTION

A truly exceptional four-bedroom detached residence full of charm and character, offering spacious and versatile accommodation set within a generous private plot with wraparound gardens, extensive parking and a double garage. Entered via a welcoming porch, the property opens into an impressive entrance hall through a beautiful original stained-glass door, immediately showcasing the home's period character. From here, access is provided to three bright and spacious reception rooms, all featuring bay windows allowing plenty of natural light throughout. The dining room benefits from two bay windows and an open fireplace, while the main living room enjoys views over the garden alongside a gas fire. The additional snug offers flexible living space and has served many purposes over the years, including a playroom and family room. The generous kitchen/breakfast room offers ample cupboard space, a breakfast bar, pantry and access to a large understairs storage room housing the boiler. Upstairs, the spacious landing leads to four well-proportioned bedrooms, all large enough to accommodate double beds. Bedroom one benefits from an ensuite shower room, with a family bathroom completing the accommodation. Externally, the property enjoys private wraparound gardens with lawned



areas to the front and rear, alongside a paved seating area ideal for entertaining. A large driveway provides parking for up to five vehicles in addition to a double garage, part of which is currently used as a gym and workshop space. Combining original features, generous living space and a rich sense of history, this impressive home offers the perfect forever family property in a sought-after location.



# ROOM DESCRIPTIONS

## Ground Floor

### Porch

3'10" x 3'4"

### Entrance Hall

5'5" x 14'3"

### Kitchen/ Breakfast Room

20'0" x 8'9"

### Understairs Storage

5'10" x 9'1"

### Snug

10'7" x 10'5"

### Dining Room

11'4" x 12'8"

### Lounge

13'8" x 12'2"

## First Floor

### Landing

7'11" x 14'5"

### Bedroom One

13'8" x 10'8"

### Ensuite

8'1" x 3'6"

### Bedroom Two

9'9" x 12'7"

### Bedroom Three

10'8" x 10'6"

### Bedroom Four

8'0" x 9'0"

### Bathroom

10'11" x 6'2"

## External

### Double Garage (measurements below)

#### Left Side

9'6" x 5'10"

#### Right Side

8'5" x 19'5"



## Gym

12'10" x 8'2"

### Stephenson Browne AML Disclosure

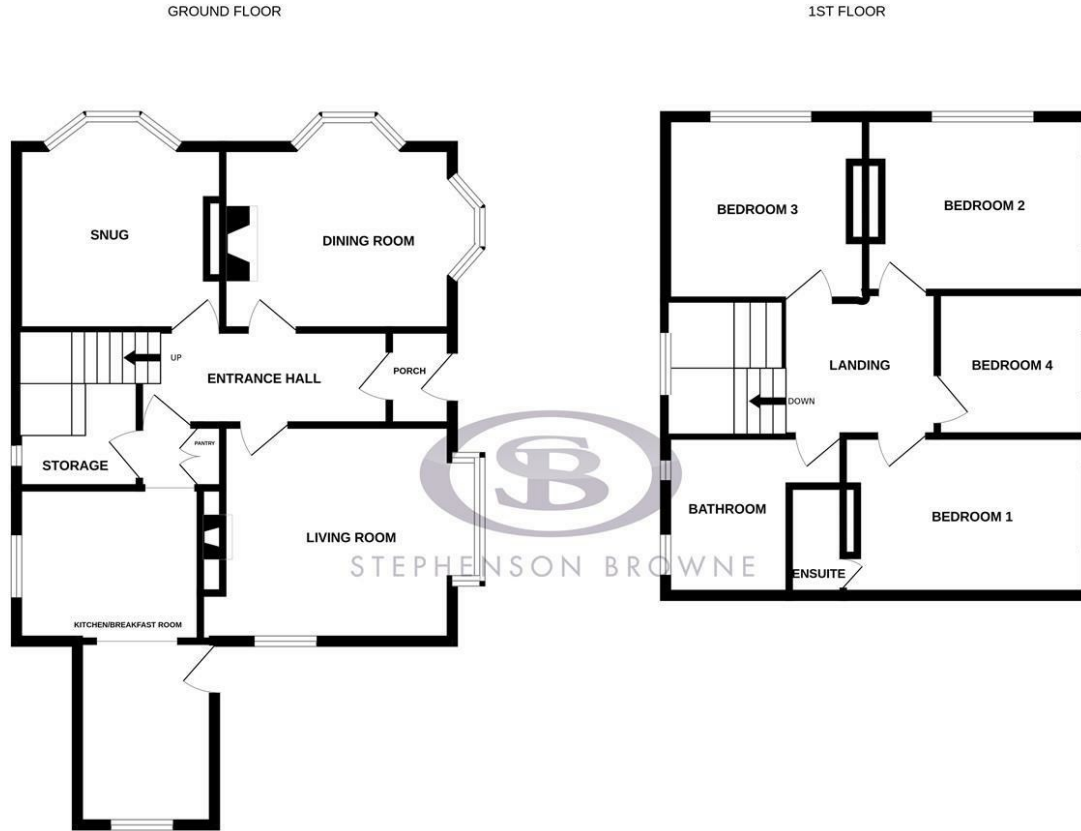
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# Floorplans

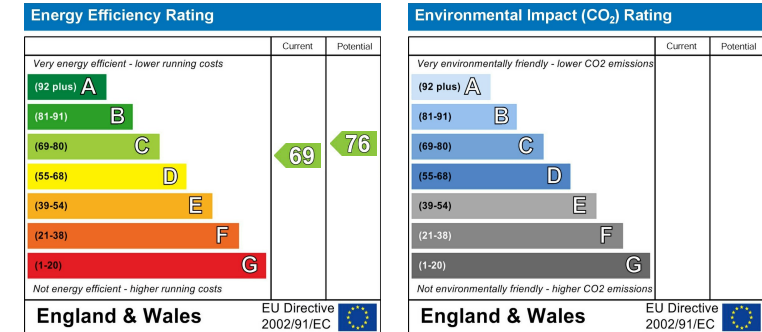


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# EPC Rating



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STEPHENSON BROWNE