

STEPHENSON BROWNE

Gedney Grove, Westbury Park, Newcastle-Under-[redacted] ST5 4LN

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£245,000

Description

Offered to the market with no upward chain, this beautifully presented three-bedroom detached family home occupies a pleasant position within the highly desirable Westbury Park development. Boasting modern and well-appointed accommodation throughout, together with off-road parking for two vehicles and a well-maintained enclosed rear garden, this property is perfectly suited to families, first-time buyers and downsizers alike.

The accommodation begins with an entrance hallway leading through to a bright and welcoming living room, featuring a charming bay window that allows plenty of natural light to flood the space. An open access leads through to the modern fitted kitchen, which offers an excellent range of wall and base units, ample worktop space and the added benefit of useful under-stairs storage, presenting an ideal opportunity to create a walk-in pantry.

To the rear of the property is a superb orangery, providing additional living space and creating the perfect area for dining, entertaining or relaxing. Enhanced by skylights and enjoying attractive views over the garden, the orangery benefits from French doors opening onto the patio, allowing the indoor and outdoor spaces to flow seamlessly together.

To the first floor, there are three well-proportioned bedrooms and a contemporary family bathroom, finished to a modern standard. Externally, the property benefits from a driveway providing off-road parking for two vehicles. The enclosed rear garden can be accessed directly from the orangery or via a side gate from the front of the property. The garden offers a pleasant outdoor space, comprising a patio seating area, an additional seating area and a lawned section, making it ideal for both entertaining and everyday family enjoyment.

Situated within the highly desirable Westbury Park development, this attractive home is ideally positioned for a wealth of local amenities, including nearby shops, supermarkets, schools and leisure facilities.













Room Descriptions

Ground Floor

Entrance
4'5" x 5'6"

Living Room
11'10" x 14'3"

Kitchen/Diner
15'2" x 7'10"

Orangery
8'5" x 12'6"

First Floor

Bedroom One
8'7" x 11'9"

Bedroom Two
8'7" x 8'7"

Bedroom Three
6'2" x 7'2"

Bathroom
6'2" x 5'3"

Stephenson Browne AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Agent Note
Important Notice:
A pending application exists with HM Land Registry. We have not seen the associated Land Registry documentation and cannot verify any matters arising from the application. Interested parties should rely on their own legal investigations and enquiries with their solicitor.













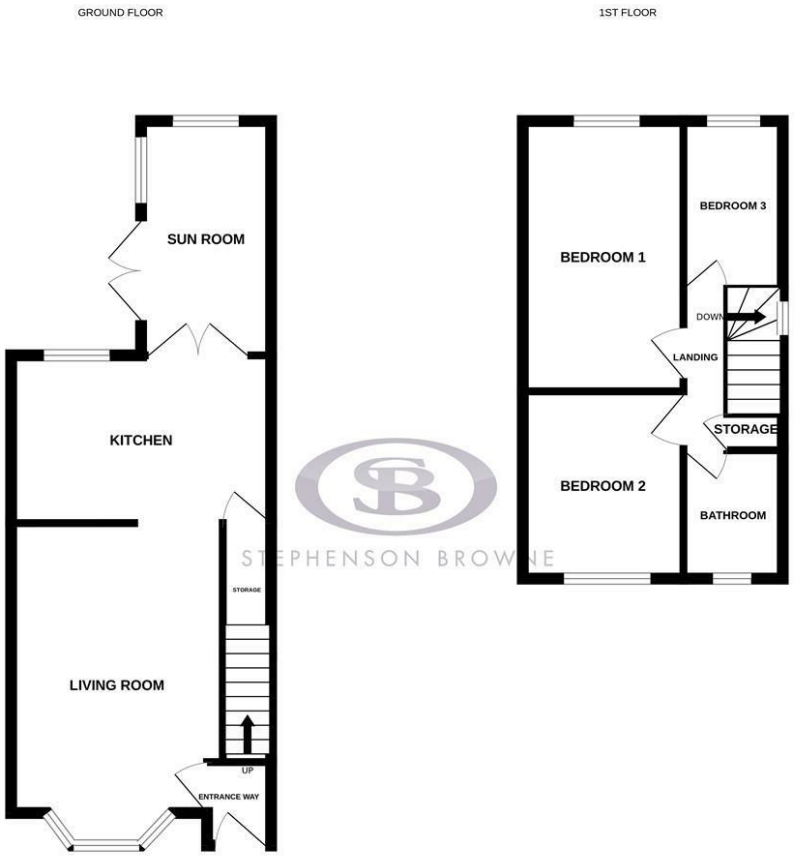






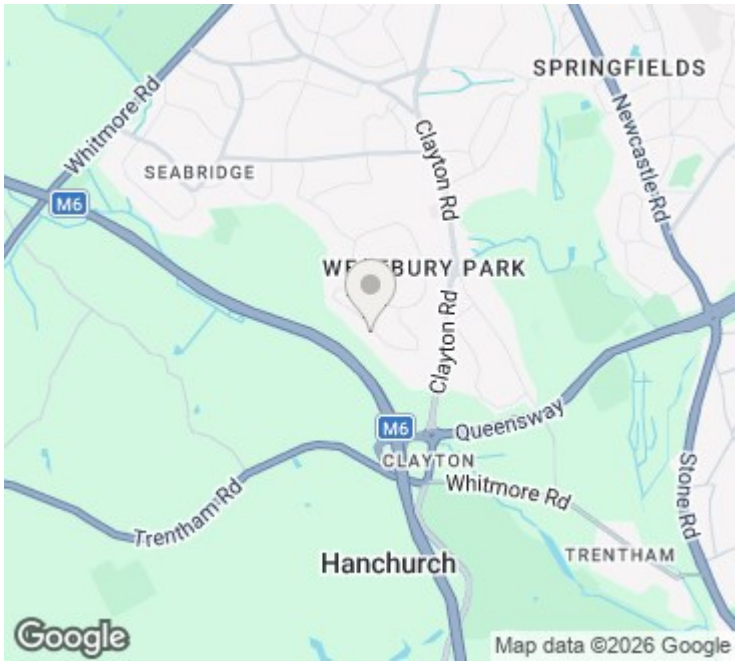


Floorplans

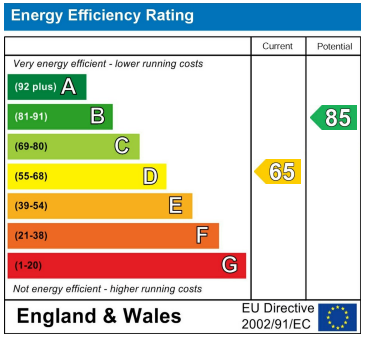


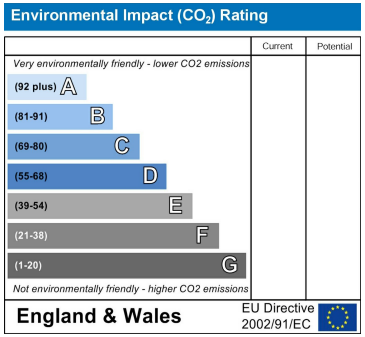
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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





Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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