



**FOLLOW**  **LLS**

45 Roe Lane, Newcastle - ST5 3PH  
£320,000



- Two Bedroom Detached Bungalow
- Much Sought After Location
- Ample Parking And Integral Garage
- Generous Rear Garden Plot
- No Upward Sales Chain

A pleasant two bedroom detached bungalow situated within the desired Westlands location, offering ample parking and a generous rear garden plot. It provides a central reception hall with front facing living room, fitted breakfast kitchen with various larder storage, separate utility and large side porch leading to an integral garage. Both bedrooms are of large double proportion and are serviced by a refurbished shower room.

The bungalow is readily available with no further upward sales chain.

Accommodation: –

Corner glazed front entrance porch leading to a central reception hallway with large double coats cupboard housing the central heating boiler. There are two good size double bedrooms having the choice of window overlooking the front or rear. Between both bedrooms accessed from the hall is a tiled modern shower room with upright radiator, walk in mains shower cubicle and combined wash basin/WC.







The living room also overlooks the front and a rear facing breakfast kitchen is fitted with base cupboard/drawer unit storage, worktops and sink. There is an integrated upright fridge freezer, fitted fan assisted electric oven and gas hob. There is also a useful range of built-in larder storage cupboards to the opposite wall. Off the kitchen is a small separate utility with further sink/base unit and provision for washing facilities. Also off the kitchen is a corridor porch with walk in pantry and internal access to the integral garage having power connection and double timber main entrance doors. Additionally at the end of the side porch is a further covered lean to, which can be externally accessed from both the front and rear.



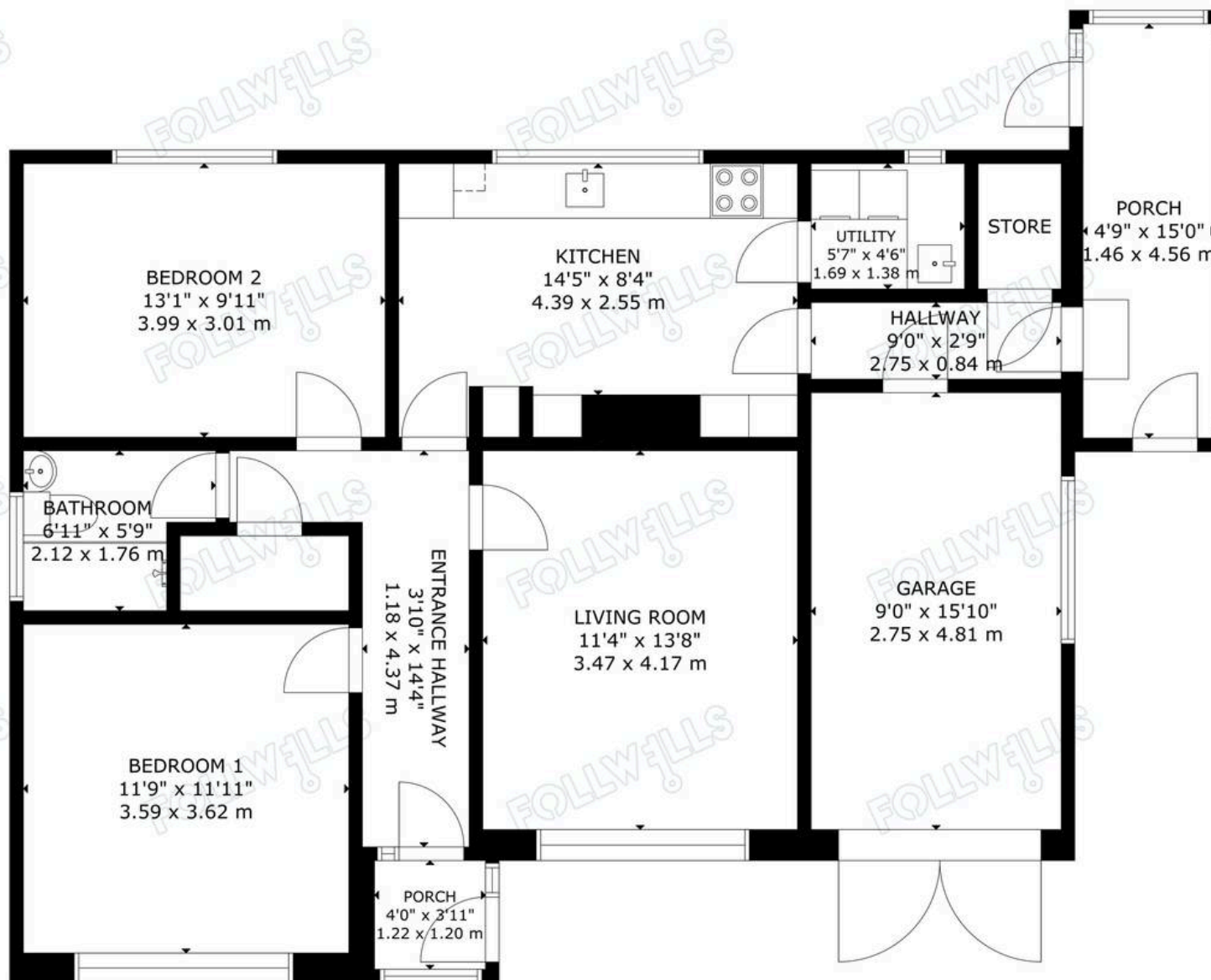
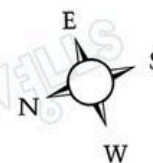
There is ample parking for several vehicles with a block paved frontage and a low rise garden wall to the front boundary. A generous size enclosed garden with patio, lawn and plant beds is situated to the rear.

Sulphate floor test: 24/02/2016 - 120mg/l SO<sub>4</sub> (CLASS 1)

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F



**FOLLWELLS**

GROSS INTERNAL AREA  
TOTAL: 75 m<sup>2</sup>/803 sq ft  
GROUND FLOOR: 75 m<sup>2</sup>/803 sq ft  
EXCLUDED AREAS: GARAGE: 13 m<sup>2</sup>/143 sq ft, PORCH: 8 m<sup>2</sup>/87 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

**360**  
PICTURE UK