



FOLLOWWELLS

7 Priory Road, Newcastle - ST5 2EL
£725,000

A substantial detached family home, situated within a most convenient and highly regarded town location. Positioned on a private no through road of individual traditional executive properties. Having recently undergone a major renovation programme with substantial two story rear extension and finished to a high specification throughout. To include flush fit windows, three coat Monocouche exterior rendering and substantial exterior landscaping with block paved frontage creating ample parking with integral garage and a large private family rear garden.

Internally the property provides an extremely versatile and impressive family range of accommodation including a spacious formal living room and an impressive full width open plan family dining kitchen with bifold access onto the rear patio.

The first floor is suitable for the largest of families offering five double bedrooms with three similar matching style ensuite shower rooms in addition to a further four piece family bathroom. An internal inspection is strongly recommended.

Detail of accommodation provides: –

Large enclosed front entrance porch leading to a reception hallway with turned staircase having under storage and cloakroom suite with WC and table top wash basin.

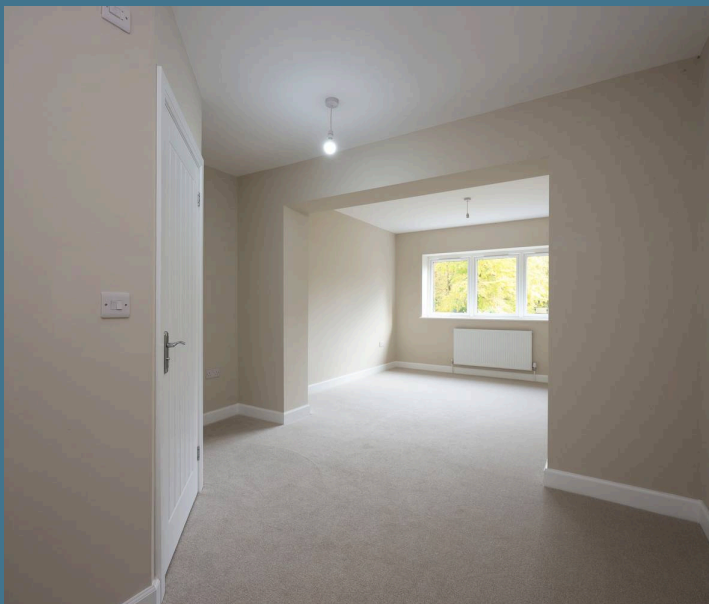
There is a large formal living room with front facing bay window and further glazing to side aspect. The living room can be accessed separately from either the hallway or the family dining kitchen which provides a most impressive family living space, to include a twin set of triple Bi-folding doors opening out onto the rear patio.





The kitchen area is fully equipped with slimline quartz work surfaces having inset sink and an extensive range of base and tall units with integrated dishwasher, fridge freezer, and twin side-by-side centre piece electric ovens. There is also a matching style island unit/breakfast bar with pan drawers and large insect induction hob having ceiling mounted extractor above. Accessed from the kitchen is a utility with side external access door and further base units with provision for washing machine/dryer. There is also internal access to a large single integral garage with up and over door and housing the central heating system to include boiler and pressurised water cylinder.

The spacious family accommodation continues to the first floor, accessed from the landing area with loft hatch having pulldown ladder. There are five double bedrooms with the three principal bedrooms all having shower room facilities with large format tiling and similar style suites to include mains thermostatic control raindrop showers with separate spray. In addition there is a separate four piece family bathroom fitted with a classic style suite to include bath and separate tiled shower cubicle.

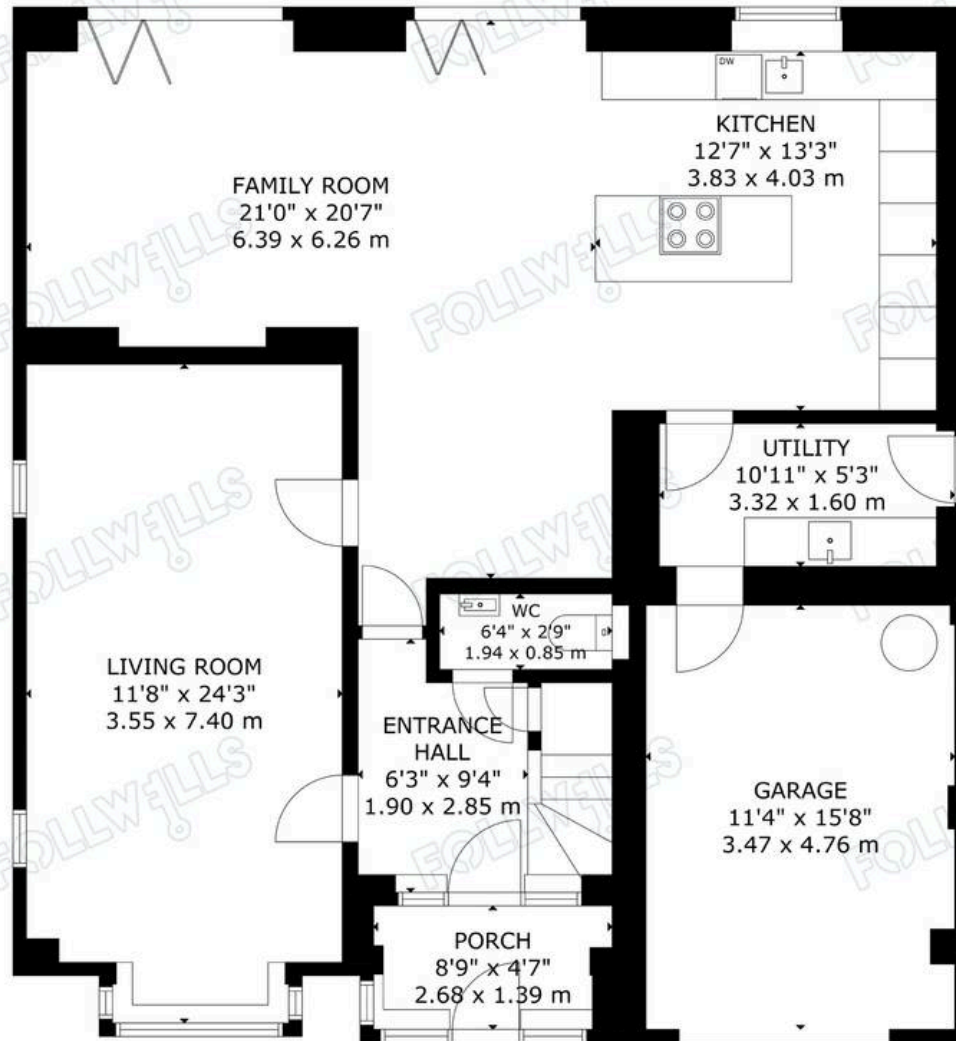


The property is approached and situated to the near end of a private and partially elevated no through road with wide vehicle access onto a block paved frontage providing parking for several vehicles. Gated access to either side of the property continues with block paving extending to a good sized rear patio with central steps up to a substantial lawn garden with hedge/shrub borders and fencing to rear boundary (to be erected).

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR



FIRST FLOOR