



FOLLOWWELLS

28 & 28a Halfway Place, Newcastle - ST5 6EQ
£475,000

- Ideal For Large Family Or Alternative Multi Rental Investment
- Extended Semi Detached House
- With Separate Large Detached Annexe Property
- To Be Sold As One Whole Lot
- Substantial End Of Cul-De-Sac Corner Plot
- Detached Double Garage
- Parking For Numerous Vehicles
- Enclosed Gardens With Fully Insulated Garden Room
- Established Town Position
- No Upward Chain

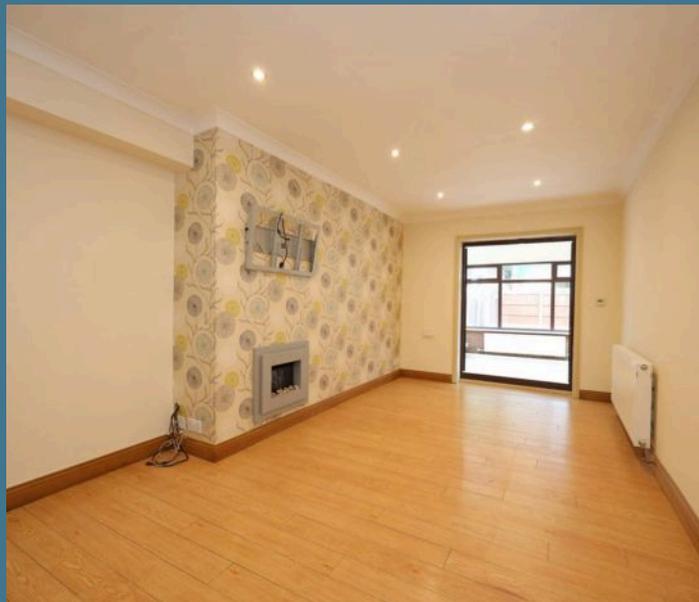
Ideally suited for multi generational living or possible large multi rental investment. An extended semi detached house with two storey rear extension and detached double garage and a totally independent detached annexe dwelling having full vehicle access and separate enclosed garden. Situated in an established town position and located at the end of a small quiet cul-de-sac, the properties stand on a substantial corner plot also providing parking for numerous vehicles.

28 Halfway Place

Offers good size family accommodation with a two storey extension and smaller ground floor side extension creating a larger rear living room, extended kitchen with breakfast area and cloakroom. First floor extension to master bedroom with dressing area and larger family bathroom. Also constructed at a similar age was a detached double garage situated directly adjacent to the property. This property was additionally reroofed with a 10 year guarantee (copy on file) in 2018.

Accommodation comprises: –

Entrance hall with staircase to first floor. Front bay living/sitting room (which has been used as a ground floor bedroom) with fitted bedroom furniture. Extended rear living room with electric underfloor heating and electric fire. Patio doors opening to a UPVC conservatory with brick base and an insulated roof.





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There is an extended L shaped kitchen with breakfast area with window outlook to 3 aspects and pantry. The kitchen is fitted with base/wall cupboards, sink unit, electric oven, gas hob and provision for washing machine. Access from the breakfast area leads to a rear porch with cloaks WC and external access to the rear garden.

First floor landing with window and airing cupboard housing replacement combination central heating boiler. Extended rear facing main bedroom incorporating dressing area, fitted with an extensive range of bedroom furniture and having loft access and air-conditioning unit. Bedrooms two and three overlook the front elevation with further fitted bedroom furnishings. A large family bathroom also benefits from the rear extension and is fitted with a five piece suite comprising; large bath with shower attachment, separate enclosed mains shower cubicle and combined WC, bidet and wash basin fitted with cupboard units.

Outside there is an enclosed rear garden with patio having purpose-built barbecue and lawn area. Driveway to side leading to a detached double garage of brick and pitched tiled roof construction having remote roller door, separate side access and power connection.



28 A Halfway Place

A substantial and superbly built detached annexe dwelling meeting all modern insulation efficiency standards. Originally constructed in 2018 with further first floor development in 2022. Situated to the rear of No 28 with full vehicle access and a separate enclosed garden. Within the garden is an impressive fully insulated garden room with kitchen area. Ideal for outdoor entertaining and offers an alternative use as a gym/office.

Internally the main annexe dwelling provides a hugely adaptable living space with underfloor heating to the majority of the ground floor. It includes an impressive open plan dining kitchen with separate utility/office and store and a ground floor master bedroom with separate luxury five piece bathroom. The first floor offers an alternative large master bedroom with feature skylight windows (currently being used as a second lounge) and two further bedrooms.

Accommodation comprises: –

Side access entrance hallway with underfloor heating having attractive herringbone tiled flooring running through to the bathroom and kitchen area. There is a luxury five piece bathroom with large corner bath and separate walk-in shower cubicle having concealed ceiling mounted rain drip shower and separate spray, with combined WC, bidet and wash basin with fitted cupboard units. A ground floor bedroom with fitted furnishings (or alternative additional reception room) also has underfloor heating with a window facing to front and air-conditioning unit.

The open plan family dining kitchen also has underfloor heating and a staircase leads to the first floor. A window and double casement doors open onto the garden. The kitchen is extensively fitted with base and wall units extending to three sides with breakfast plinth and slim line work surfaces incorporating sink unit. Fitted appliances comprise microwave oven and dishwasher with freestanding American fridge freezer and combined double cooking range having fitted extractor above also included in the sale. Off the kitchen, there is a useful utility/office with additional sink unit/cupboard and provision for washing/drying facilities. Secondary front access door and large walk-in store with shelving.





A first floor landing with window leads to additional bedroom/first floor living accommodation. This comprises a large feature room currently used as a second lounge with skylight windows and built-in store cupboards including housing of the boiler and underfloor manifold heating system. There is a separate double bedroom with twin skylight windows that has a built-in double wardrobe and cloakroom/WC with space saver sink. An additional small third bedroom/study with skylight window is also fitted with an additional wardrobe.

Externally there is a separate enclosed rear garden with flush fitting composite deck patio and low maintenance artificial lawn. Within the garden is an extremely useful, fully insulated timber framed summer house/garden room. Fitted with composite glazing and centrally fitted triple bifold doors. There is power connection and work surfaces with sink unit having gloss base units beneath.

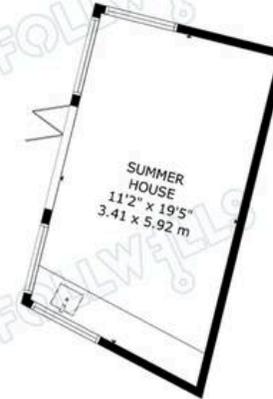
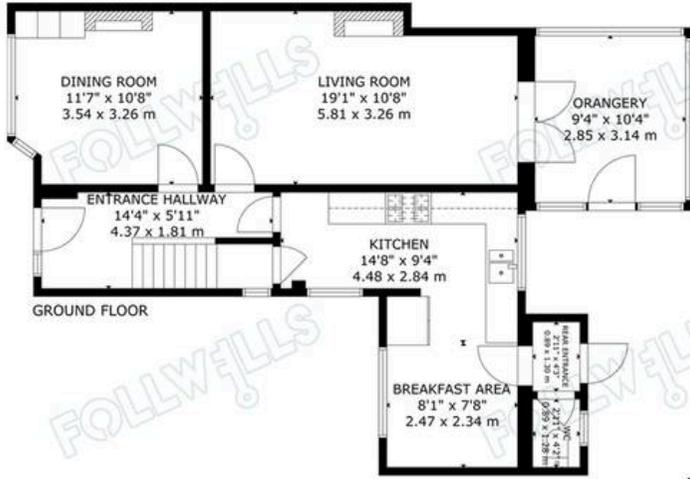
The driveway to the side of the double garage continues and extends to a substantial parking area for numerous vehicles in front of the annex property which also incorporates a further useful large timber framed store shed.

Council Tax band: C

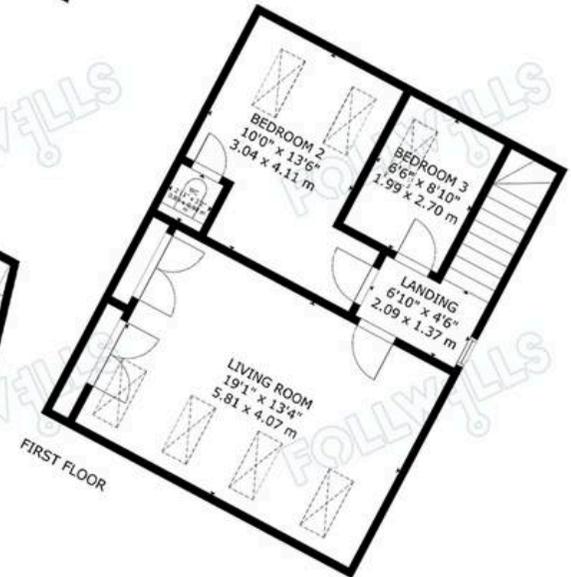
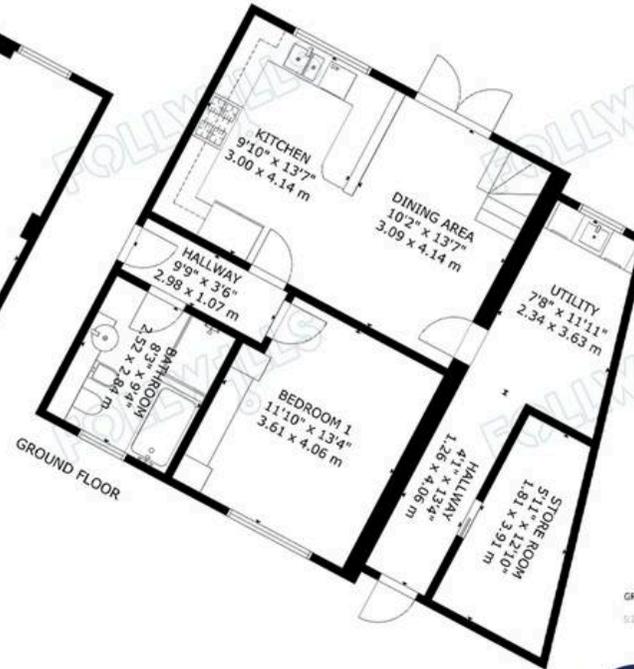
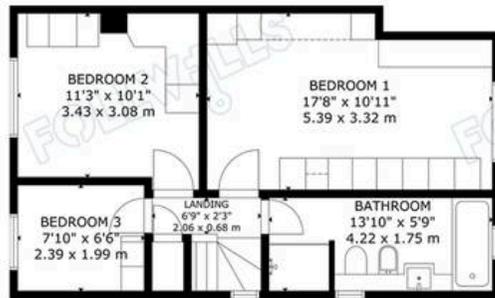
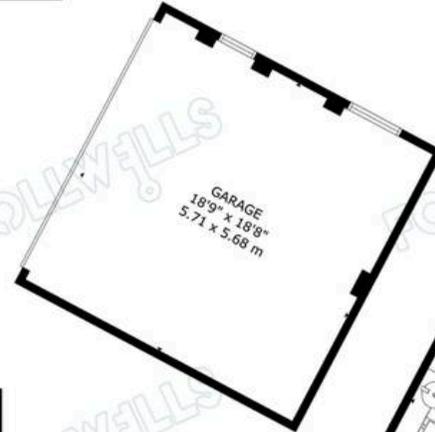
Tenure: Freehold

EPC Energy Efficiency Rating: C





GROSS INTERNAL AREA
TOTAL: 115 m²/1,233 sq ft
GROUND FLOOR: 69 m²/740 sq ft, FIRST FLOOR: 46 m²/493 sq ft
EXCLUDED AREAS: GARAGE: 32 m²/349 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



GROSS INTERNAL AREA
TOTAL: 128 m²/1,383 sq ft
GROUND FLOOR: 76 m²/819 sq ft, FIRST FLOOR: 52 m²/564 sq ft
EXCLUDED AREAS: SUMMER HOUSE: 20 m²/217 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY