



FOLLOWWELLS

14 Denton Close, Newcastle - ST5 4JP
£385,000

- Extended Detached Four Bedroom Family Home
- Large Corner Plot with Private Enclosed Rear Garden
- Modern Well Presented Interior
- Extended Open-Plan Kitchen/Dining/Family Room with Vaulted Ceiling
- Solar Panels with Battery Storage for Significantly Reduced Running Costs
- Converted Double Garage Offering Flexible Use
- Electric Car Charging Point Installed
- Quiet cul-de-sac Location close to Schools, Shops and Commuter Routes
- No Upward Chain

A welcoming front entrance porch with a modern composite door leads to a cloakroom/WC. From here, a glazed internal door opens into a bright central hallway with hard flooring flowing throughout the ground floor.

The spacious full-width living room enjoys dual-aspect bow windows to the front and rear, creating a light and airy feel, complemented by a contemporary feature fireplace.

To the opposite side of the hallway, the property opens into a superb open-plan family/dining area, leading through to a stunning full-depth family room. This impressive space features a vaulted ceiling, twin skylights, a front-facing window and patio doors opening onto the rear garden. A double cupboard houses the central heating boiler and solar controls/battery system.

An open walkway leads into the kitchen, which can also be accessed directly from the hallway. The kitchen includes a range of wall and base units, work surfaces, sink, integrated fridge and washing machine, plus a freestanding electric range cooker with five-ring gas hob included in the sale. A rear window and external door provide direct garden access.





The landing features a rear window, over-stairs storage and loft access via a pull-down ladder to a part-boarded loft—ideal for additional storage.

There are four well-proportioned bedrooms, making this an excellent family home. The main bedroom enjoys far-reaching rooftop views. The modern family bathroom is fitted with travertine tiling, a P-shaped bath with thermostatic shower and curved screen, WC and vanity wash basin.

The current owner has invested in a range of improvements designed to reduce running costs and future-proof the home, including:

- Electric car charging point
- Replacement of most double-glazed units
- Solar panels with battery storage, significantly lowering electricity bills and providing a feed-in tariff benefit

These upgrades make the property more energy-efficient and cost-effective than many comparable homes in the area.

Please note the property is of timber framed construction.

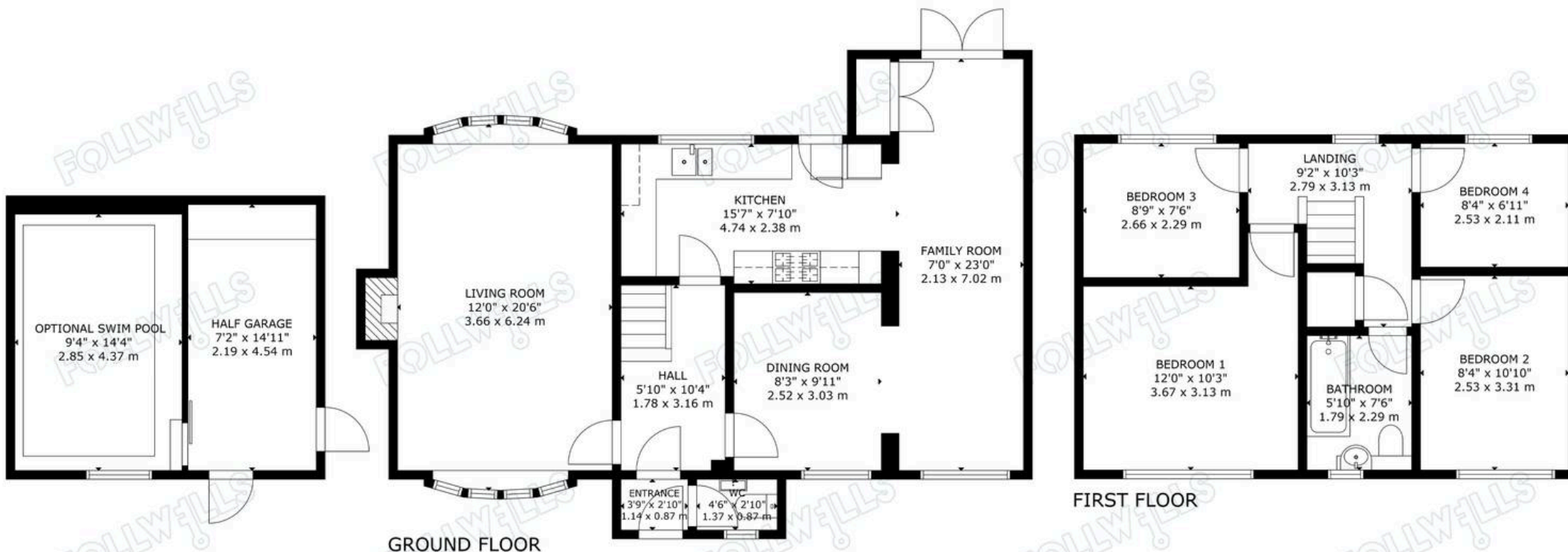
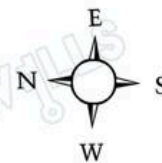
The property is offered for sale with no upward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: A





GROSS INTERNAL AREA
 TOTAL: 111 m²/1,198 sq.ft
 GROUND FLOOR: 65 m²/702 sq.ft, FIRST FLOOR: 46 m²/496 sq.ft
 EXCLUDED AREAS: GARAGE: 10 m²/107 sq.ft, POOL: 12 m²/134 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

