Westcliffe Avenue, Seabridge, Newcastle-Under-

ST5 4JS

STEPHENSON BROWNE

Offers In Excess Of £400,000

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DESCRIPTION

Overlooking the open fields and woodland of Bunny Hill from a quiet cul-de-sac position, this impressive four-bedroom detached family home offers exceptional space, privacy and future potential. Boasting ample off-road parking for three vehicles, a large double garage, generous front and rear gardens, and scope to extend above the garage, subject to the necessary consents, this is a fantastic opportunity to acquire a substantial family home in a highly desirable location. Offered to the market with no onward chain, the property is ready for its next owners to make their mark.

The accommodation begins with a welcoming entrance hall, complete with under-stairs storage and a convenient downstairs WC. The impressive 27ft living room enjoys a beautiful bay window to the front, creating a bright and inviting atmosphere, whilst sliding patio doors open directly onto the rear garden. A separate lounge provides versatile additional living space, ideal as a snug, playroom or home office, and can be accessed from both the hallway and the kitchen/dining room.

At the heart of the home is the spacious kitchen/dining room, enjoying lovely views across the rear garden and providing an excellent setting for family meals and entertaining. A step down leads to













the substantial 15ft utility room, offering superb practicality with garden access and an internal door to the large double garage.

To the first floor, a spacious landing serves four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, whilst the remaining bedrooms are served by a family bathroom. An airing cupboard provides additional storage.

Externally, the generous rear garden enjoys a private feel, while the attractive front garden further enhances the property's kerb appeal. Combining excellent room proportions, a stunning outlook over Bunny Hill, no onward chain and exciting potential for future expansion, this superb family home is sure to attract significant interest.













ROOM DESCRIPTIONS

Ground Floor

Entrance Hall
6'4" x 17'11"

Kitchen/Diner
12'3" x 13'2"

Lounge
11'6" x 9'8"

Utility Room
9'1" x 15'6"

Garage
18'10" x 15'6"

Living Room
12'0" x 26'11"

W.C.
2'10" x 6'1"

First Floor

Landing Space
11'6" x 6'11"

Bedroom One
13'10" x 12'0"

Ensuite
6'6" x 7'9"

Bedroom Two
9'9" x 10'1"

Bedroom Three
8'8" x 7'5"

Bedroom Four
10'0" x 11'11"

Bathroom
8'10" x 5'7"

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.





















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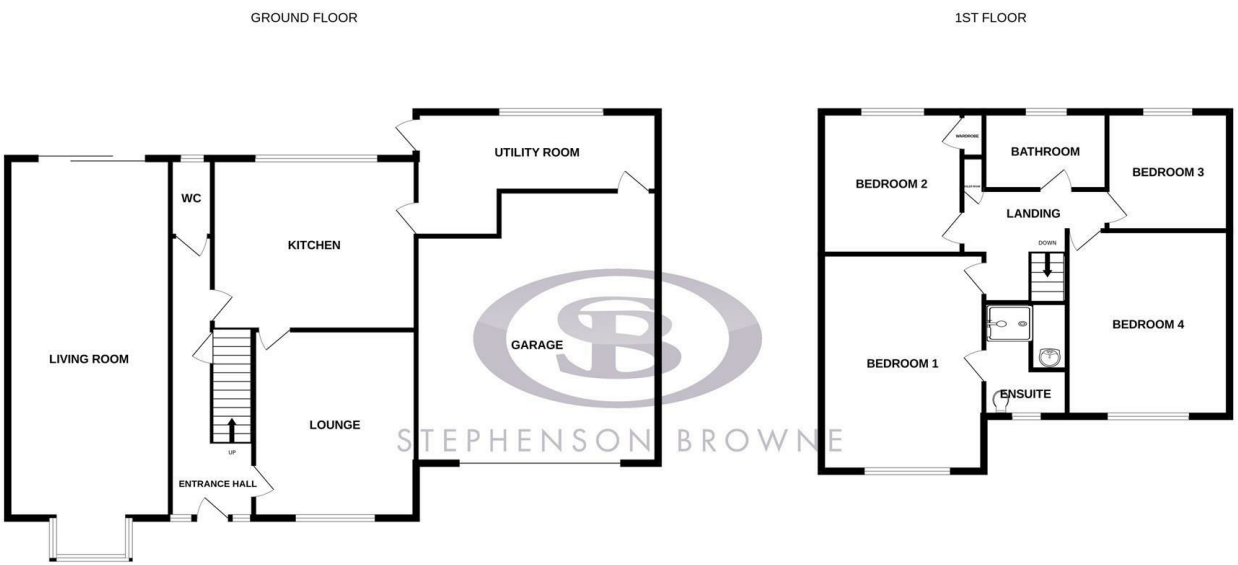
Viewing

Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

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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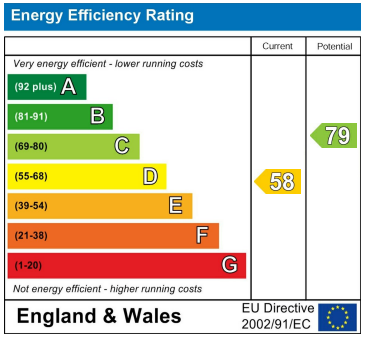
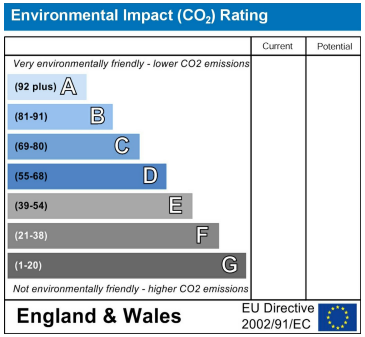
Area Map



EPC Rating





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