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SPECKLEDWOOD WAY, NEWCASTLE UPON TYNE, NE13

£335,000

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Modern four-bedroom detached home on Speckledwood Way in Newcastle Upon Tyne.

A particular highlight is the open-plan kitchen and dining room, which provides an excellent central space for both everyday family life and entertaining, with French doors opening directly onto the rear garden. The property also benefits from a well-proportioned front-facing lounge, a useful utility area, four bedrooms including a master with en-suite shower room and built-in cupboards, and a further bedroom with balcony access. Outside, the generous rear garden provides a combination of lawn and paved areas, while the driveway and integral garage provide useful off-road parking and storage.

Speckledwood Way is situated in Newcastle Upon Tyne, providing access to a range of local shops, schools and everyday amenities. The surrounding area offers a combination of established residential developments and green spaces, whilst Newcastle city centre and the wider Tyne and Wear area are readily accessible by road. The location is therefore well suited to families looking for a spacious home with convenient access to local facilities and transport links.

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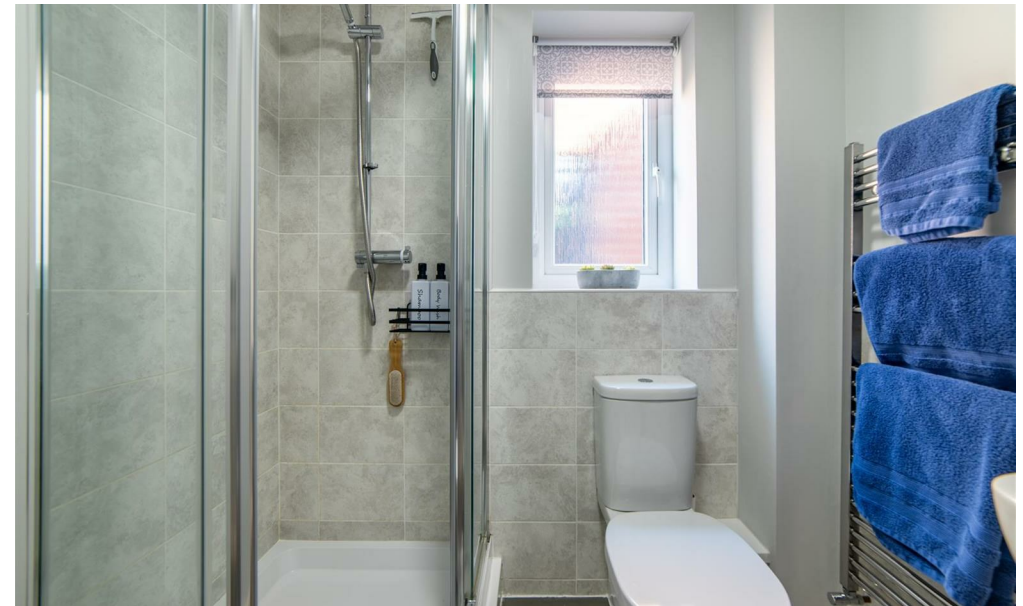
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The internal accommodation comprises: an entrance hall with stairs rising to the first floor. Positioned to the left is the spacious front-aspect lounge, providing a comfortable reception room with plenty of natural light. The lounge flows through into the open-plan kitchen/dining room, creating a particularly sociable area for everyday living and entertaining. The dining area benefits from French doors opening directly onto the rear garden, creating a pleasant connection between the indoor and outdoor spaces.

The kitchen is fitted with a good range of wall and base units, together with integrated appliances and useful worktop space. The kitchen also provides access into the utility area, which in turn gives access to the integral garage and a convenient ground floor WC.

To the first floor, the landing provides access to four well-proportioned bedrooms and the family bathroom. The master bedroom benefits from built-in cupboards together with an en-suite shower room. A further bedroom benefits from access to a balcony, providing an attractive additional feature and pleasant outlook. The remaining bedrooms provide useful additional accommodation for family, guests or home working. The family bathroom is fitted with a bath, WC and wash hand basin.

Externally, the property benefits from a generous rear garden, predominantly laid to lawn with paved areas providing space for outdoor seating. The garden offers a good-sized private space for families and outdoor entertaining. To the front, there is a driveway providing off-road parking together with access to the integral garage.



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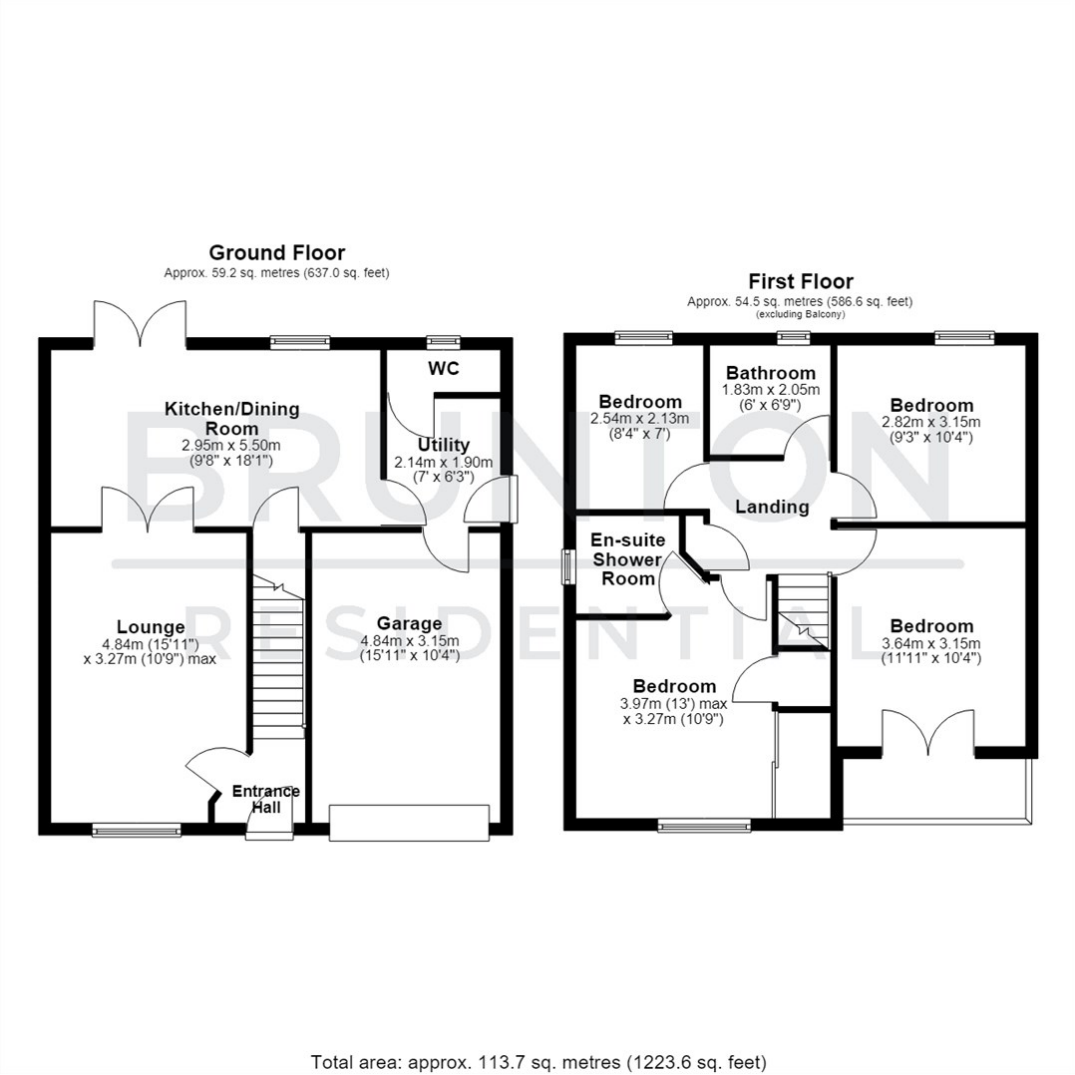
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	