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SIR BOBBY ROBSON WAY, NEWCASTLE UPON TYNE, NE13

Offers Over £400,000


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Attractive and modern four-bedroom detached family home, a Charles Church 'Romney', offering spacious and versatile accommodation arranged to suit the needs of contemporary family living. The property combines a well-considered layout with stylish interiors and excellent spaces for both relaxing and entertaining, complemented by an enclosed rear garden with patio and decked seating areas.

A particular highlight is the generous open-plan kitchen and dining room, featuring a contemporary fitted kitchen with French doors opening onto the garden. The spacious lounge provides a separate reception space, while upstairs the master bedroom enjoys built-in storage, an en-suite shower room and access to a generous balcony, which is also shared with the second bedroom. Further benefits include a separate utility room, ground-floor WC, family bathroom, attached garage and driveway parking.

The property is situated within the popular Newcastle Great Park area, offering convenient access to local amenities, schools and leisure facilities, together with road links to Newcastle city centre and the wider region. The surrounding area also provides access to green spaces and walking routes, making this an appealing setting for family life.

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The internal accommodation comprises: The property is approached via a modern frontage, with a driveway providing off-street parking and access to the attached garage. The entrance door opens into a welcoming hallway, with stairs rising to the first-floor landing and access to the principal ground-floor accommodation.

Positioned to the front of the property, the spacious lounge provides a comfortable reception room. To the rear, the generous open-plan kitchen and dining room forms the heart of the home, offering ample space for both everyday dining and entertaining. The kitchen is fitted with a range of contemporary wall and base units, complemented by contrasting work surfaces. French doors from the dining area open directly onto the rear garden, allowing plenty of natural light into the space.

A useful utility room is located off the kitchen, providing additional storage and space for appliances, together with a separate external door giving access to the rear. The ground floor is further served by a convenient WC.

To the first floor, the landing provides access to four well-proportioned bedrooms and the family bathroom. The master bedroom is a particularly appealing room, featuring built-in storage, an en-suite shower room and French doors opening onto a spacious balcony. Bedroom two also benefits from direct access to the balcony, creating a shared outdoor space between the two front-facing bedrooms. Bedrooms three and four are positioned to the rear and offer versatile accommodation, suitable for children, guests or home-working.

The family bathroom is fitted with a bath and a separate walk-in shower cubicle, alongside a wash hand basin and WC.

Externally, the property benefits from an enclosed rear garden, offering a combination of lawn and paved patio areas, together with a raised decked seating area. The garden provides a pleasant setting for outdoor relaxation and entertaining. An attached garage and driveway parking further enhance the property's practicality.





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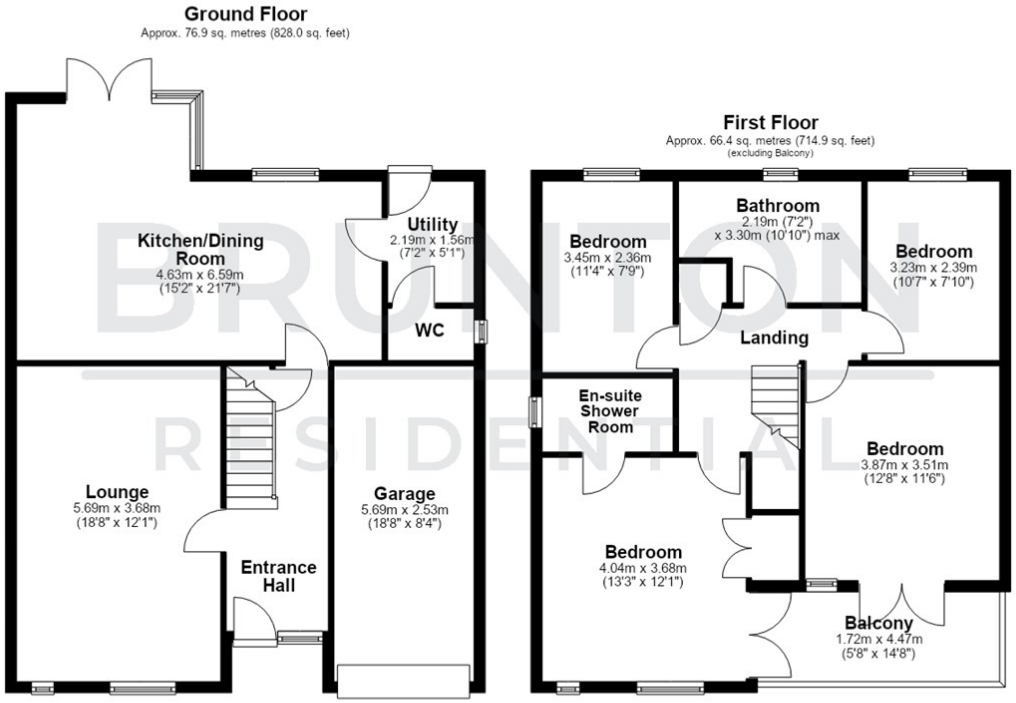
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING :



Total area: approx. 143.3 sq. metres (1542.9 sq. feet)



