



3



2



1

- 3 bedroom detached house
- Solar panels
- En-suite to bedroom 1
- Council tax band D

- Immaculately presented
- South facing rear garden
- Open plan kitchen diner

- Popular modern development
- Driveway and garage
- EPC rating B

Immaculately presented 3 bedroom detached house situated on the popular modern development of Scholars Gardens within Chapel Park with electric car charging point and Solar panels, gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with LVT flooring, storage cupboard and stairs to the first floor.

Downstairs w/c with a low level w/c, pedestal hand wash basin, part tiled walls, spotlight and extractor to the ceiling, LVT flooring. Lounge to the front aspect, open plan Kitchen Diner to the rear with wall and base units, work top surfaces, one and a half stainless steel sink and drainer unit, integrated electric oven and hob with an extractor hood over, Combi boiler enclosed in a wall unit, integrate fridge freezer and washer dryer, French doors to the rear garden, LVT flooring and spotlights to the ceiling. First floor landing with two storage cupboards, Bathroom which has a bath, pedestal hand wash basin, low level w/c, tiled splash back, spotlights and extroctor to the ceiling, LVT flooring, Bedroom 1 is to the front aspect and has an En-Suite Shower Room which has a double cubicle with a mains shower, tiled splash back, pedestal hand wash basin, heated towel rail, low level w/c, LVT flooring, spotlights and extractor to the ceiling. Bedrooms 2 and 3 are to the rear aspect.

Externally there is a lawned garden to the front and a double length driveway with and electric car charging point, leading to a single garage via an up and over door with storage above. To the rear there is a lovely private and enclosed garden with lawn and paved areas which enjoys a Southerly aspect.

Chapel Park is a sought after residential area on the Western periphery of Newcastle, with good local amenities, access to the A69 and A1 and transport links into the city.





Energy Performance: Current B Potential B
Council Tax Band: D

2024
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	91 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.