



FOLLWELLS

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4 Morston Drive, Newcastle - ST5 4LS
£275,000

- Three Bedroom Detached House and Garage
- Popular and Convenient Development Location
- Wide Corner Plot Cul-De-Sac Position
- Dining Kitchen with Separate Utility
- Additional Large Sun Lounge to Rear

A well presented three bedroom detached house situated on an extremely popular and most convenient development, with easy access for town and main road networks to include Junction 15 of the M6 and the A50. The property is situated on a corner plot within a small cul-de-sac and offers the possibility for further extension to the side elevation (STPP). It currently benefits from a rather useful large rear conservatory/sun lounge with double door access from the dining kitchen.

Accommodation provides: –
 Entrance vestibule hallway with turn staircase. Front living room with bay window and gas fire having attractive marble surround. Glazed double doors open to the dining kitchen with worktops and enamel sink, fitted base/wall units, under stairs store cupboard and integrated electric oven and gas hob with extractor. Double patio doors open to a large centrally heated brick base/UPVC conservatory/sun lounge, providing a variation of uses including possible separate dining area and has further double patio doors opening onto the garden.





Returning off the kitchen is a utility with central heating boiler, additional sink/cupboard and space for further appliances including washing facilities. There is rear access to the garden and internal access to the attached garage which is fitted with an automatic up and over door and has power connection.

On the first floor, there are three bedrooms and a bathroom accessed from a landing area with store cupboard over stairwell and ladder access to a partially floor boarded loft.

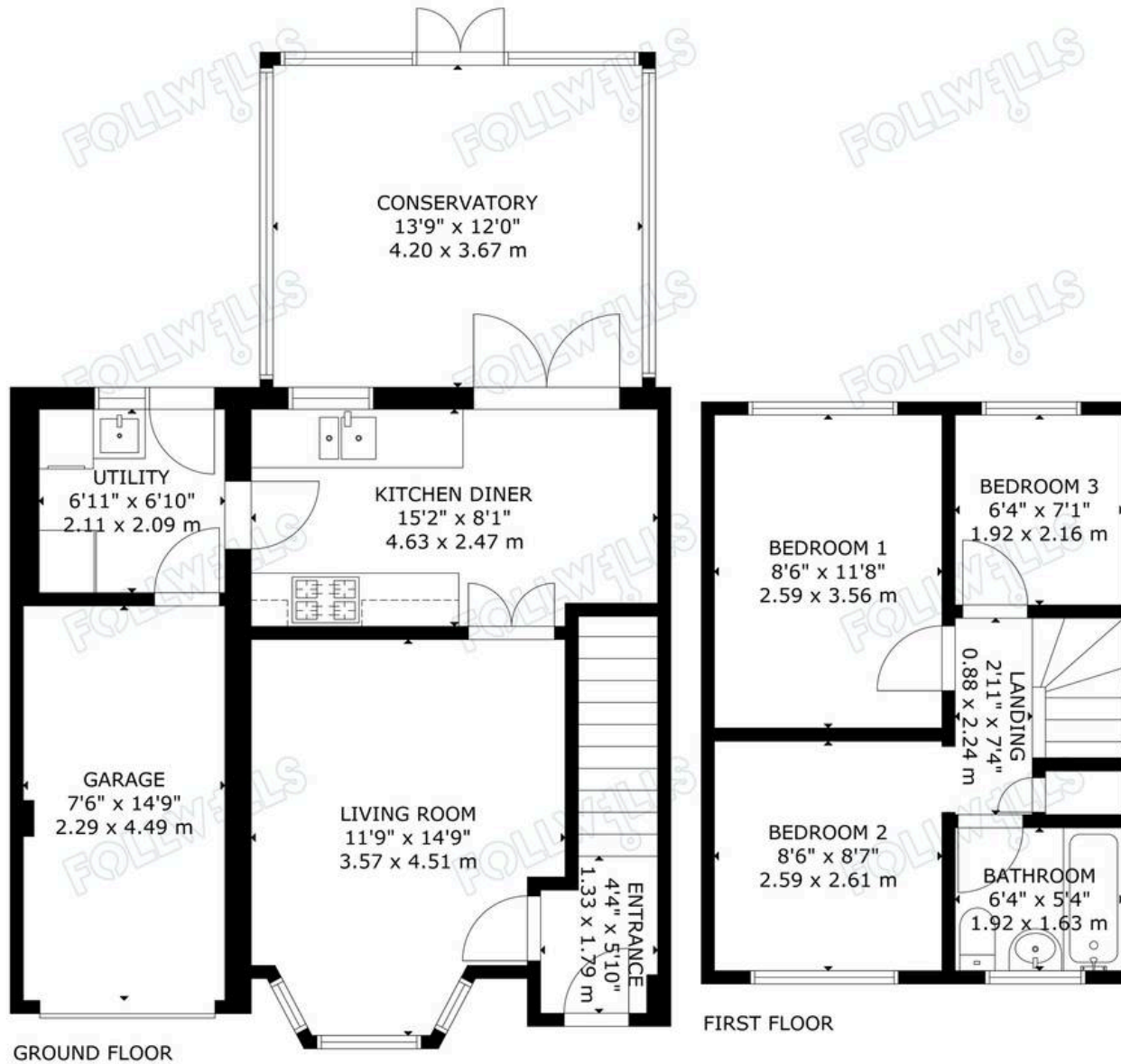
The property has block paved parking for vehicles and an open plan front lawn area. To the rear and side aspect is an enclosed garden with lawn and a large feature timber deck sun patio with further paving and garden shed.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





GROSS INTERNAL AREA
 TOTAL: 82 m²/887 sq ft
 GROUND FLOOR: 53 m²/570 sq ft, FIRST FLOOR: 29 m²/317 sq ft
 EXCLUDED AREAS: GARAGE: 10 m²/111 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

