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MILL VALE, NEWCASTLE UPON TYNE, NE15

Offers Over £270,000

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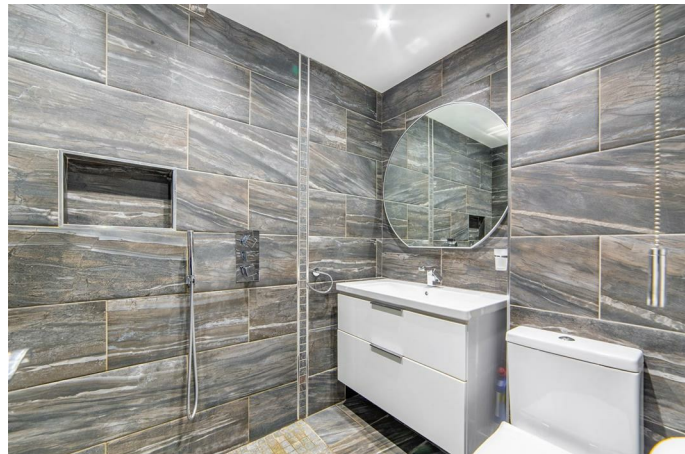
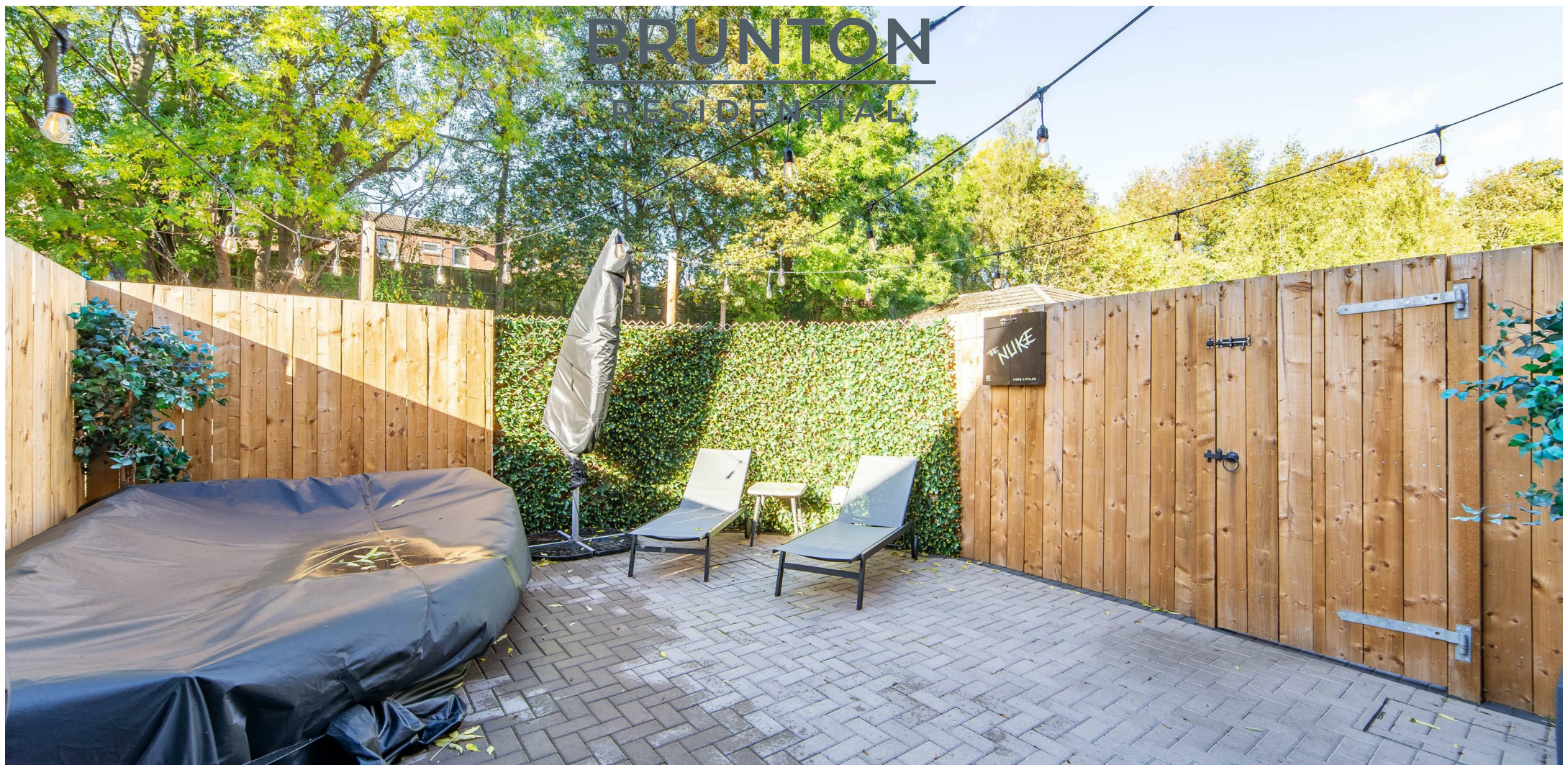


Impressive Semi-Detached Four Bedroom Home Arranged Over Three Floors, Featuring Spacious Open-Plan Living & Dining Room, Impressive First-Floor Living Room, Two En-Suite Bedrooms, Integrated Sound System, Utility Room, Enclosed Rear Garden & Garage.

This beautifully presented property on Mill Vale, Newburn, offers a versatile layout combining contemporary finishes with practical living spaces and a range of desirable features, creating an attractive home ideally suited to modern family life. The ground floor centres around an impressive open-plan living and dining area, complemented by an attractive fitted kitchen, with French doors connecting the space to the enclosed rear garden, while a separate utility room and downstairs WC add everyday practicality.

The first floor features a spacious double bedroom with en-suite shower room, alongside a fantastic additional living room. Three further bedrooms occupy the second floor, including a principal bedroom with built-in wardrobes and a stylish wet-room-style en-suite. A family bathroom serves the remaining bedrooms, while the additional rooms offer flexibility for family use, guest rooms or a home office. Externally, the property benefits from an enclosed paved rear garden, providing an excellent space for relaxing or entertaining, a small front garden and a garage located in the block to the rear.

Situated in Newburn, on the outskirts of Newcastle upon Tyne, the property benefits from a well-established residential setting with access to local amenities and transport links into the city. The nearby Tyne Riverside Country Park offers scenic riverside walks, cycling routes and outdoor recreation, providing an attractive option for those who enjoy spending time outdoors. With its spacious, flexible accommodation, enclosed rear garden, detached garage and convenient location this property makes an appealing choice for families seeking a well-appointed home in a popular residential area.



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The property is accessed via a front door which leads into the open-plan downstairs living space. The downstairs living space is beautifully presented, with attractive tiling running throughout, and is separated into three distinct areas. Immediately inside the front door, there is a door to the left leading into a boot cupboard, providing useful storage for shoes and helping to keep the entrance clear. There is also an under stair storage cupboard, providing a good amount of additional storage capacity.

At the front of the property is a good-sized living area, which leads on to the dining area, which comfortably fits a large dining table. The kitchen is located along one wall of the dining area and continues towards the rear of the property, with extra kitchen space located beneath the stairs. The kitchen suite is beautifully presented and benefits from integrated appliances, including a double waist-height oven, integrated dishwasher and integrated under-bench fridge. On the opposite side of the kitchen there is an integrated freezer, as well as an alcove providing space for a freestanding American fridge-freezer. The space benefits from dual aspect, with a window to the front of the living area and French doors to the rear, allowing plenty of natural light into the property.

There is a door from the kitchen area providing access through to the utility room. The utility is plumbed and electrified, with space for a washing machine and tumble dryer, together with additional bench space. There is also a door from the utility leading into the convenient downstairs WC. The WC is nicely presented, with half tiling throughout and chrome trim, creating an elegant finish. There is also an external door from the utility providing access to the rear garden, while the French doors from the kitchen open onto the garden as well.

To the first floor, there is a good-sized and particularly spacious landing area with three doors leading from it. On the left is bedroom two, which is a good-sized double room and benefits from built-in wardrobes and an en-suite shower room with a walk-in shower, WC and wash hand basin. The en-suite is fully tiled and nicely presented. On the opposite side of the landing, a set of double doors leads into the bespoke first-floor living room. This is a fantastic-sized room with dual aspects, benefiting from a large bay window together with a smaller window on the opposite side. This allows a good amount of natural light into the space. The room also benefits from a good-sized storage cupboard. There is a further storage cupboard located beneath the stairs on the landing, again providing a good amount of useful storage space. A particularly unique feature of the property is the built-in sound system, which is centrally controlled from the storage cupboard beneath the stairs. Speakers are located within the ceilings of some of the rooms, providing a further useful feature.

To the second floor, there is a bathroom fitted with a bath with shower over, WC and wash hand basin. The bathroom is nicely presented and provides a good-sized space. There are three further bedrooms on this floor. The principal bedroom benefits from built-in wardrobes and an en-suite shower room. The en-suite has been designed as a wet-room effect, with a rainfall shower and fully tiled walls and floor. The floor is tiled and slopes towards a drain, with no shower screen or curtain required.

Bedrooms three and four are located to the front aspect of the second floor. Both are well proportioned rooms with bedroom three being a double and bedroom four being closer to a single due to the useful sliding wardrobes, however these could be removed to create a further double bedroom if required. Bedroom three is currently set up as a home office and features double storage cupboards.

Overall, internally the property is beautifully presented, with very little change required other than for personal taste. Externally, the property benefits from a paved and enclosed rear garden, providing a secure garden space. To the front is a small garden immediately outside the front door, while there is also a garage on the block to the rear of the property, providing good additional provision.



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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

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		
	79	82
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		