



Madeira Close | St Johns Estate | NE5 1YD

£400,000



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2

Detached Family Home

Beautifully Presented

Four Bedrooms

Family Bathroom/W.C

Open Plan Kitchen/Reception

Single Garage

Utility Room

Front and Rear Gardens

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This spacious detached family home offers modern, well-presented accommodation throughout and is perfectly suited to contemporary family living.

The property briefly comprises an inviting entrance hallway leading to a comfortable lounge, ideal for relaxation. At the heart of the home is a superb open-plan kitchen/reception space, designed for both everyday living and entertaining, with direct access to the rear garden. A separate utility room adds further practicality to the ground floor layout.

To the first floor, there are four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. The remaining bedrooms are served by a modern family bathroom/WC. Ideally located, the property is within easy reach of a range of local amenities, well-regarded schools, and excellent bus links into the City Centre, making it a highly convenient and well-connected place to live.

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Central heating radiator, under-stair storage cupboard, and stairs rising to the first floor.

Lounge 16' 0" Into Bay x 12' 10" Max (4.87m x 3.91m)

Double-glazed bay window to the front and a central heating radiator.

Open Plan Kitchen/Reception Room 29' 7" Max x 11' 8" Plus recess (9.01m x 3.55m)

Fitted with a range of wall and base units with work surfaces over and tiled splash backs, incorporating a 1½ bowl ceramic sink with mixer tap and drainer. Integrated appliances include a hob with extractor hood over, oven below, two wine coolers, and a dishwasher. Further features include recessed downlights, a breakfast bar, and a door leading to the utility room. There is a double-glazed window, along with French doors and sliding doors providing access to the rear garden.

Utility Room 10' 5" x 5' 3" (3.17m x 1.60m)

Plumbing for an automatic washing machine and dishwasher.

Landing

Loft access.

Bedroom One 17' 5" Plus recess x 10' 3" Max (5.30m x 3.12m)

Double-glazed window to the front, central heating radiator, recessed downlights, and loft access.

Ensuite

Comprising a low-level WC, vanity wash hand basin, bath with mixer tap, and shower cubicle. Finished with a chrome heated towel rail, tiled flooring, and a double-glazed window.

Bedroom Two 11' 7" Plus wardrobes x 10' 9" plus recess (3.53m x 3.27m)

Double-glazed window to the front, central heating radiator, and fitted wardrobes.

Bedroom Three 10' 10" Max plus wardrobes x 10' 6" Plus recess (3.30m x 3.20m)

Double-glazed window to the rear, central heating radiator, and fitted wardrobes.

Bedroom Four 8' 9" x 8' 8" (2.66m x 2.64m)

Double-glazed window to the front and a central heating radiator.

Bathroom/W.C

Fitted with a three-piece bathroom suite comprising a low-level WC with concealed cistern and vanity wash hand basin, and a bath with mixer tap. Heated towel rail and two double-glazed windows.

Externally

Front Garden

Paved driveway providing off-street parking for two vehicles and a lawn area.

Rear Garden

Enclosed garden which is mainly laid to lawn with a block-paved patio area.

Garage

Up and over door.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas

Broadband: ADSL copper wire

Mobile Signal Coverage Blackspot: No

Parking: Garage and Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 Years from 1st June 1964

Ground Rent: £12.50 every 6 months

COUNCIL TAX BAND: E

EPC RATING: C

WD8700/EM/BW/16.06.2026/V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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