

28 Hadrian Wynd , Wallsend, NE28 9ZH

- ** IMMACULATELY PRESENTED FOUR BEDROOM DETACHED HOUSE ** SEPARATE LOUNGE **
- ** OPEN PLAN KITCHEN/DINER/SNUG AREA ** BUILT-IN APPLIANCES ** FREEHOLD **
- ** BI-FOLD DOORS TO REAR GARDEN ** EN-SUITE TO MASTER BEDROOM ** FAMILY BATHROOM **
- ** WALKING DISTANCE OF LOCAL SCHOOLS, AMENITIES, AND WAGONWAYS **
- ** CUL-DE-SAC POSITION IN A SOUGHT AFTER RESIDENTIAL ESTATE ** DOWNSTAIRS WC **
- ** OFF STREET PARKING ** ENERGY RATING TBC ** COUNCIL TAX BAND D **

Offers Over £380,000



- Freehold
- Cul-de-Sac Position in Sought After Residential Area
- Four Bedroom Detached house
- Open Plan Kitchen/Diner/Snug
- Separate Lounge
- Downstairs WC
- Master Bedroom with Ensuite
- Council Tax Band D
- Energy Rating TBC

Entrance

Composite door into Hallway

Hallway

13'3" x 4'6" (4.05 x 1.38)

Vertical radiator, understairs storage cupboard, stairs to first floor, access to downstairs WC, lounge and kitchen/diner/snug

Downstairs WC

5'7" x 5'3" (1.72 x 1.61)

Double glazed window, radiator, WC, wash hand basin with part tiled walls.

Lounge

19'2" x 9'10" max (5.85 x 3.00 max)

Double glazed window, radiator, media wall

Open plan Kitchen/Diner/Snug

23'9" max x 20'8" max (7.25 max x 6.31 max)

Two double glazed windows, bi-fold doors leading into rear garden, kitchen fitted with range of modern wall and base units with complimentary worktops , built oven and hob with overhead extractor hood, integrated fridge freezer, dishwasher and washing machine open plan to dining area and snug. Three vertical radiators.

Stairs to First Floor

Double glazed window, access too...

Landing

Large storage cupboard, access to loft which is boarded and has ladder and light. Access to bedrooms and family bathroom.

Master Bedroom

14'2" x 10'3" (4.32 x 3.14)

Double glazed window, radiator, sliding door wardrobes. Rear Elevation.

En-Suite

7'5" x 6'6" (2.28 x 2.00)

Double glazed window, ladder style radiator, part tiled walls, WC, walk in shower, wash hand basin.

Bedroom 2

12'7" x 10'2" (3.85 x 3.10)

Double glazed window, radiator, sliding door wardrobes. Rear Elevation.

Bedroom 3

9'11" x 10'3" (3.03 x 3.14)

Double glazed window, radiator, sliding door wardrobe. Front Elevation.

Bedroom 4

10'2" x 6'4" (3.10 x 1.95)

Double glazed window, radiator. Currently used as home office. Front Elevation.

Family Bathroom

7'4" x 5'6" (2.26 x 1.69)

Double glazed window, radiator, bath with overhead shower, WC and wash hand basin. Part tiled walls.

External

To the front of the property there is off street parking available for two cars. To the rear of the property there is a low maintenance garden with artificial turf, patio area and storage.

Para - Material Information

BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE-Logo - Good outdoor, variable in-home

O2- Good outdoor and in-home

Three- Good outdoor

Vodafone - Good outdoor and in-home

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

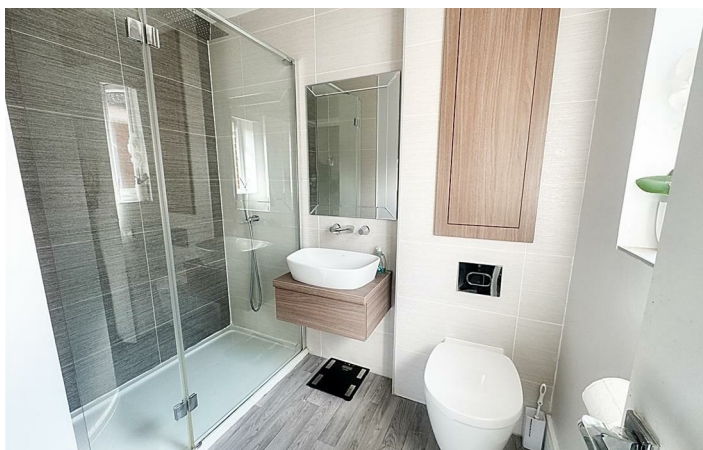
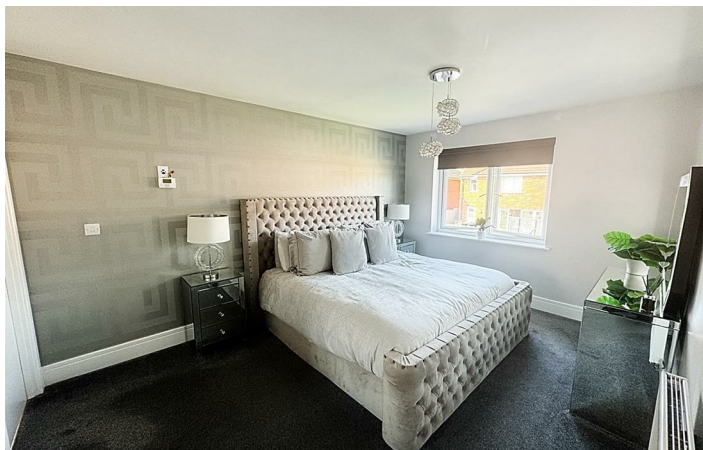
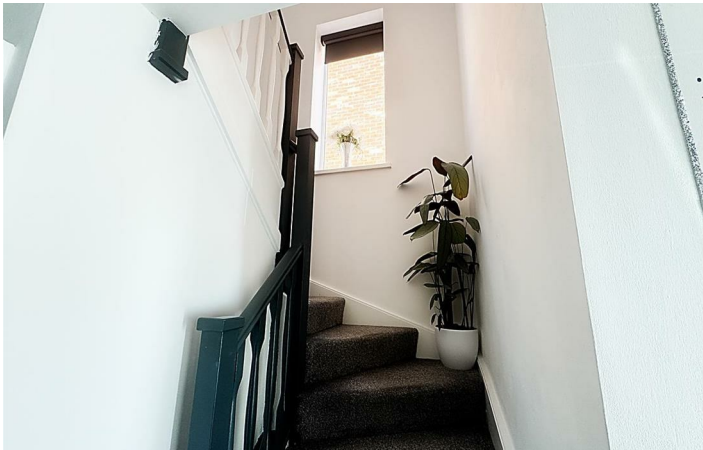
Rivers and the sea: Very low.

CONSTRUCTION:

Traditional.

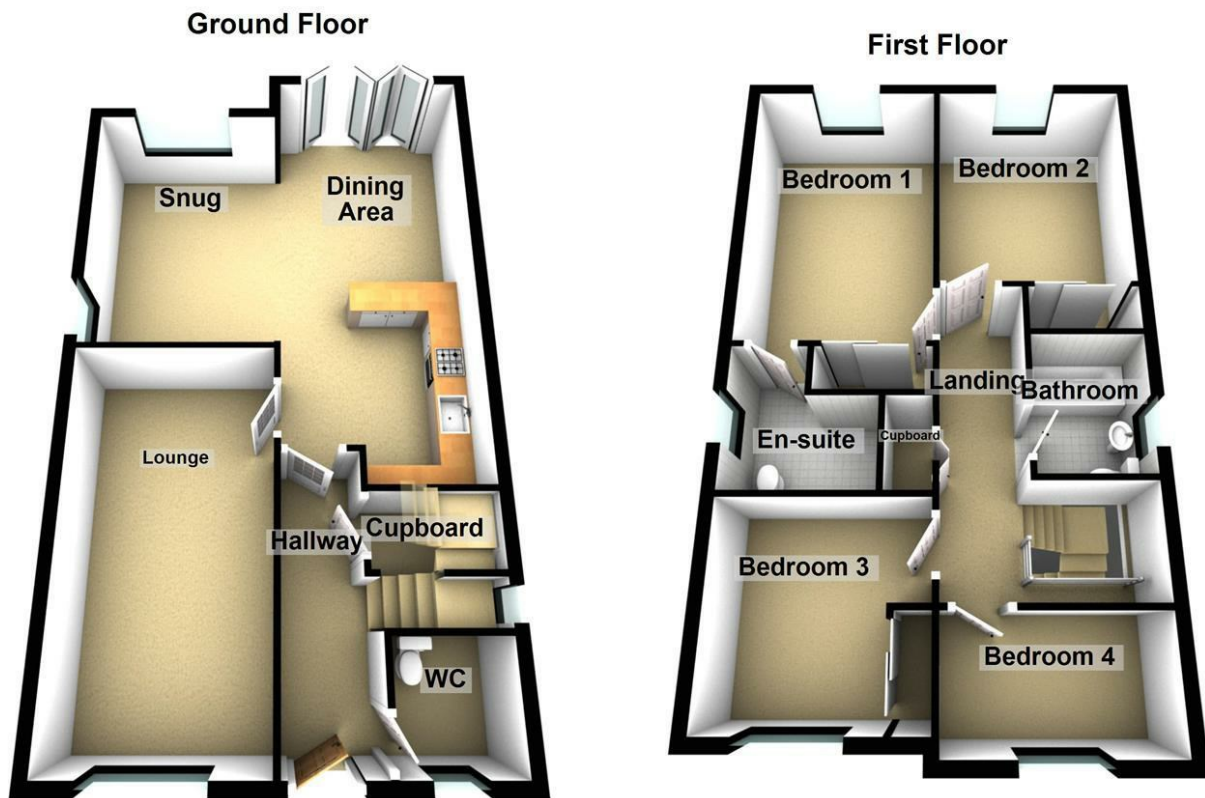
This information must be confirmed via your surveyor and legal representative.







Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT
 Tel: 0191 295 3322 Email: info@next2buy.com <https://www.next2buy.com>

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			
England & Wales		EU Directive 2002/91/EC	