



FOLLOWWELLS

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2 Eleanor View, Newcastle - ST5 3SD

Offers Over £320,000

- Large Three Bedroom Semi Detached House
- With Current Planning Consent For Further Two Storey Four Bedroom Extension
- Highly Desirable Location
- Situated Within Small Cul-De-Sac
- Wide Splayed Plot Frontage
- Two Large Receptions And Re-Fitted Kitchen
- Three Generous Size Bedrooms And Spacious Family Bathroom

A larger than average traditional three bedroom semi detached house holding a premium position, centrally located within the highly desirable Westlands district, enjoying a wide plot frontage and quiet cul-de-sac location. Due to the generous width of the plot the current owners have recently acquired planning consent (reference 25/00419/FUL) for the erection of a two story side extension to provide additional family accommodation which includes additional office/reception and first floor master bedroom with en-suite. The property therefore lends itself for a varying size of family purchaser depending on requirements.

Current accommodation briefly comprises a spacious entrance hall and cloakroom with two separate large reception rooms and a re-fitted kitchen. With first floor providing three generous sized bedrooms and an equally spacious family bathroom.

Further accommodation detail: –

Brick base/UPVC glazed front enclosed entrance porch leading to a large reception hallway with wood flooring continuing to the majority of the ground floor. With original entrance and internal doors opening to rooms, return staircase and feature picture rail. There are two generous size reception rooms, both having bay window outlook and includes rear patio doors opening onto a rear deck patio.





The kitchen has been refitted with a range of base/wall units having integrated dishwasher, worktops with inset sink fitted within further rear facing bay window. Additionally, there is a freestanding combined fuel double cooking range (available under separate negotiation) with splash back and double extractor canopy. From the kitchen a door leads to under stair access with washroom area and further access to a cloaks/WC. Returning from the kitchen is a rear/side porch having external rear access and internal access to a traditional brick and tile garage with central heating boiler and plumbing for washing facilities.

The first floor offers a generous landing space with original panel doors leading to three large bedrooms to include the master bedroom having further bay fronted window. A spacious family bathroom is fitted with a four piece suite to include bath with separate shower cubicle and linen cupboard.

Externally, the property enjoys a wide plot frontage of approximately 56 ft (17m) having central paved driveway and lawn areas. Attached to the side of the garage is a further timber framed store area having passageway through to the rear and also attaching to a further small brick and tile store. Although the property is situated on a tapered plot, the rear garden is still of a good family size being completely enclosed with paved and substantial raised timber deck patio area with glazed railings. Steps from the paved patio lead down to a lawn with plant border.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



