



Westminster Drive, Whickham Highway

Spacious four-bedroom detached house for sale on the Highgrove estate in Lbley Hill, within walking distance of Emmanuel college, Gateshead. The property comprises, entrance door to hall, lounge, open plan kitchen dining room with conservatory, utility room, cloaks/WC four good sized bedrooms, master with ensuite and family bathroom. Externally there is an enclosed rear garden with paved patio areas, lawn, and side access to the front of the house where there are mature shrubs, lawn, and parking for a number of cars. The accommodation has good transport links to the A1, Gateshead, Newcastle, good schools, and shops.

Offers Over £375,000

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HALL

LOUNGE

17' 6" x 12' 9" (5.33m x 3.89m)

Double glazed window, feature fireplace with electric fire and marble effect inset and hearth, coving to ceiling.



ADDITIONAL LOUNGE PHOTO



BREAKFASTING KITCHEN

10' 2" x 19' 6" (3.1m x 5.94m)

Double glazed window, fitted cream high gloss kitchen units with work surfaces and underlighting to units, one and half sink unit with mixer tap, electric oven and halogen hob and extractor canopy, spotlights to ceiling, central heating radiator, laminate wood flooring.



ADDITIONAL KITCHEN PHOTO



CONSERVATORY

13' 3" x 8' 3" (4.04m x 2.51m)

Double glazed windows and French doors to enclosed rear garden, laminate wood flooring and central heating radiator to wall, TV point.



UTILITY ROOM

5' 9" x 7' 1" (1.75m x 2.16m)

Door to rear garden, plumbing for automatic washing machine, plumbing for fridge.

CLOAKROOM/WC

WC, wash hand basin, mirror, heated towel rail, ceramic wall tiles, and laminate wood flooring.



FIRST FLOOR

BEDROOM ONE

11' 8" x 9' 3" (3.56m x 2.82m)

Double glazed window, fitted wardrobes to wall, central heating radiator.



EN-SUITE TO MASTER BEDROOM

Double glazed window, ceramic wall tiles, laminate wood flooring, corner shower cubical with mixer shower, WC, vanity sink unit, heated towel rail, spotlights to ceiling.



FAMILY BATHROOM

Double glazed window, white suite comprising, bath, separate shower cubicle, sink unit with mixer tap, WC, heated towel rail, ceramic wall tiles, laminate wood flooring, spotlights to ceiling.



BEDROOM TWO

10' 9" x 9' 5" (3.28m x 2.87m)

Double glazed window, central heating radiator.



BEDROOM THREE

10' 8" x 15' 8" (3.25m x 4.78m)

Double glazed window, central heating radiator, fitted wardrobes to wall.



ADDITIONAL PHOTO BEDROOM THREE



BEDROOM FOUR

16' 2" x 8' 6" (4.93m x 2.59m)

Double glazed window x 2 central heating radiator x 2 TV point.



EXTERNALLY

Enclosed rear garden with paved patio areas, lawn, water tap, side access to front of the house.

Front Garden part lawn and shrubs with parking for a number of cars.



NOTE FROM SUZANNE

Myself and my team endeavour to make our sales particulars accurate and reliable in line with the Consumer Protection Regulations of 2008 and the Business Protection from Misleading Marketing Regulations 2008. All details have been reported to us via our homeowners in good faith and nothing is deemed to be a statement that the property is in good structural condition or otherwise. Please satisfy yourself that all services, systems, appliances, facilities and equipment are in good working order as they have not been tested by us and we cannot guarantee their operating ability or efficiency; They do not constitute or form part of any offer or contract. All measurements, floor plans, reference to areas and distances are approximate. They are to be taken as a guide to you, a prospective buyer / tenant; They may not be exact, precise or to scale and some of our particulars may well be awaiting vendor approval. It is unlikely that my team and I will have seen sight of the relevant documentation to verify tenure, lease, fixtures and fittings, planning/building regulation consents or build warranty prior to marketing. As an agency we work hard to ensure our service to you is honest, fair and completely transparent. If you were ever to find yourself to be in a situation without satisfactory in-house resolve, rest assured; Suzanne Graham Estate Agents are members of TPOS (The Property Ombudsman Scheme) and follow the TPO Code of Practice, raising standards across our industry. Should you require clarification or further information on any of these points, please contact us; especially if you are traveling some distance to view.

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