BRUNTON

RESIDENTIAL



THE PADDOCK, WALBOTTLE, NE15

Offers Over £365,000

BRUNTON

RESIDENTIAL












BRUNTON
RESIDENTIAL



Well-proportioned four-bedroom detached home occupying a generous plot, with a mature west-facing rear garden and substantial double-length garage.

Offering generous and versatile family accommodation, this detached home provides four well-proportioned bedrooms and a selection of reception spaces, including a separate lounge and dining room, together with an additional family room/sun room overlooking the rear garden. The modern kitchen is accessible from both the hallway and dining room, while the first floor provides four bedrooms and a four-piece family bathroom. The principal bedroom further benefits from fitted Cavendish wardrobes. Externally, the property is approached via a sweeping driveway providing ample parking for multiple vehicles and leads to a substantial double-length garage, with the mature west-facing rear garden providing an attractive space to enjoy the afternoon and evening sun.

Situated within the established residential area of Walbottle, the property is well placed for a range of local amenities and everyday conveniences. The surrounding areas offer further shopping and leisure facilities, with Newcastle city centre also accessible for a wider choice of shops, restaurants and cafés. The area benefits from road and public transport connections, providing access to Newcastle and the surrounding communities.

BRUNTON

RESIDENTIAL







BRUNTON

RESIDENTIAL

The internal accommodation comprises: a fully glazed entrance porch leading into the main hallway, with a ground floor WC immediately to the left and stairs rising to the first floor. To the right, the principal reception space has been arranged to provide a separate lounge and dining room, creating distinct areas for relaxing and entertaining. The dining room leads through to a family room/sunroom at the rear, enjoying views over the garden and providing further access outside. The kitchen is accessible from both the hallway and dining room, offering a modern finish. From here, there is direct access to the substantial double-length garage, which also provides a convenient route through to the garden.

To the first floor, the landing gives access to four well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from fitted Cavendish wardrobes, while the remaining bedrooms offer flexible accommodation for family members, guests or those working from home. The family bathroom is fitted with a four-piece suite, including a separate walk-in shower.

Externally, the property occupies a generous plot with a mature, west-facing rear garden, providing an attractive outdoor space to enjoy the afternoon and evening sun. A sweeping driveway offers ample off-street parking for multiple vehicles and leads to the particularly spacious double-length garage, providing valuable storage and practical utility space.





BRUNTON
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING :



Total area: approx. 176.0 sq. metres (1894.9 sq. feet)





