



## 15 Cawfields Close , Wallsend, NE28 0BJ

This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us.

\*SUBSTANTIAL FOUR BEDROOM DETACHED HOUSE \* DOUBLE GARAGE \* DOWNSTAIRS WC \*

\*\* UTILITY ROOM \*\* TWO ENSUITES & FAMILY BATHROOM \*\* FREEHOLD \*\*

\*\* WELL PRESENTED THROUGHOUT \*\* LOUNGE & SEPARATE DINING ROOM \*\*

Offers Over £330,000



- Four Bedrooms
- Spacious Lounge
- Freehold
- Two En-suites
- Double Garage & Parking
- Energy Rating C
- Downstairs WC
- Great Family Home
- Council Tax Band D

#### Entrance Hallway

Double glazed entrance door, radiator, stairs to the first floor landing.

#### Lounge

16'9" x 12'5" max (5.12 x 3.81 max )  
Double glazed windows, double glazed French doors opening out to the rear garden, radiator and media wall.

#### Dining Room

10'9" x 8'6" (3.28 x 2.60)  
Double glazed window, radiator.

#### Kitchen

15'10" x 9'2" (4.83 x 2.80)  
Fitted with a range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, integrated dishwasher and fridge freezer, sink, double glazed windows, radiator.

#### Downstairs WC

4'9" x 3'8" (1.45 x 1.12)  
Double glazed window, WC, wash hand basin and radiator,

#### Utility Area

5'2" x 4'9" (1.58 x 1.46)  
Fitted with work surfaces, plumbed for washing machine and dryer and double glazed door with access to rear garden.

#### First First floor Landing

Double glazed window, radiator, stairs to the second floor accommodation and access to bedrooms 2, 3 & 4 and family bathroom.

#### Bedroom 2

14'5" max into robe x 9'10" (4.41 max into robe x 3.01 )  
Double glazed windows, radiator and sliding door wardrobes.

#### En-suite Shower Room

11'8" x 6'5" into shower (3.57 x 1.96 into shower )  
Shower enclosure, WC, hand wash basin, part tiled walls, radiator, double glazed window.

#### Bedroom 3

10'5" x 8'7" (3.20 x 2.64 )  
Double glazed window, radiator.

#### Bedroom 4

9'4" x 8'7" (2.85 x 2.63)  
Double glazed window, radiator.

#### Family Bathroom

8'5" max x 6'3" (2.59 max x 1.91)  
Comprising: Bath, WC, hand wash basin, part tiled walls, double glazed window, radiator.

#### Stairs to Second Floor Landing

Storage Cupboard, access to Bedroom 1

#### Bedroom 1

17'11" max x 15'2" (5.48 max x 4.64 )  
Fitted with a range of built in wardrobes, double glazed windows, radiators and access to en-suite bathroom.

#### Ensuite bathroom

15'1" x 8'3" (4.62 x 2.52 )  
Comprising: Shower enclosure, freestanding bath, WC, hand wash basin, part tiled walls, radiator, double glazed window.

#### External

Externally there is a tarmaced driveway to the front with space ample parking and access to a double garage. To the rear the garden is mostly laid to lawn with patio area and gated side access.

#### 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.

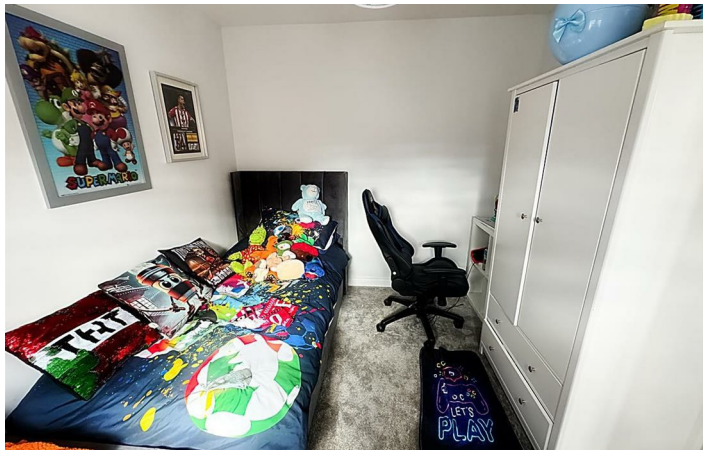
EE-Good outdoor, variable in-home  
O2 -Good outdoor  
Three- Good outdoor, variable in-home  
Vodafone Good outdoor

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.

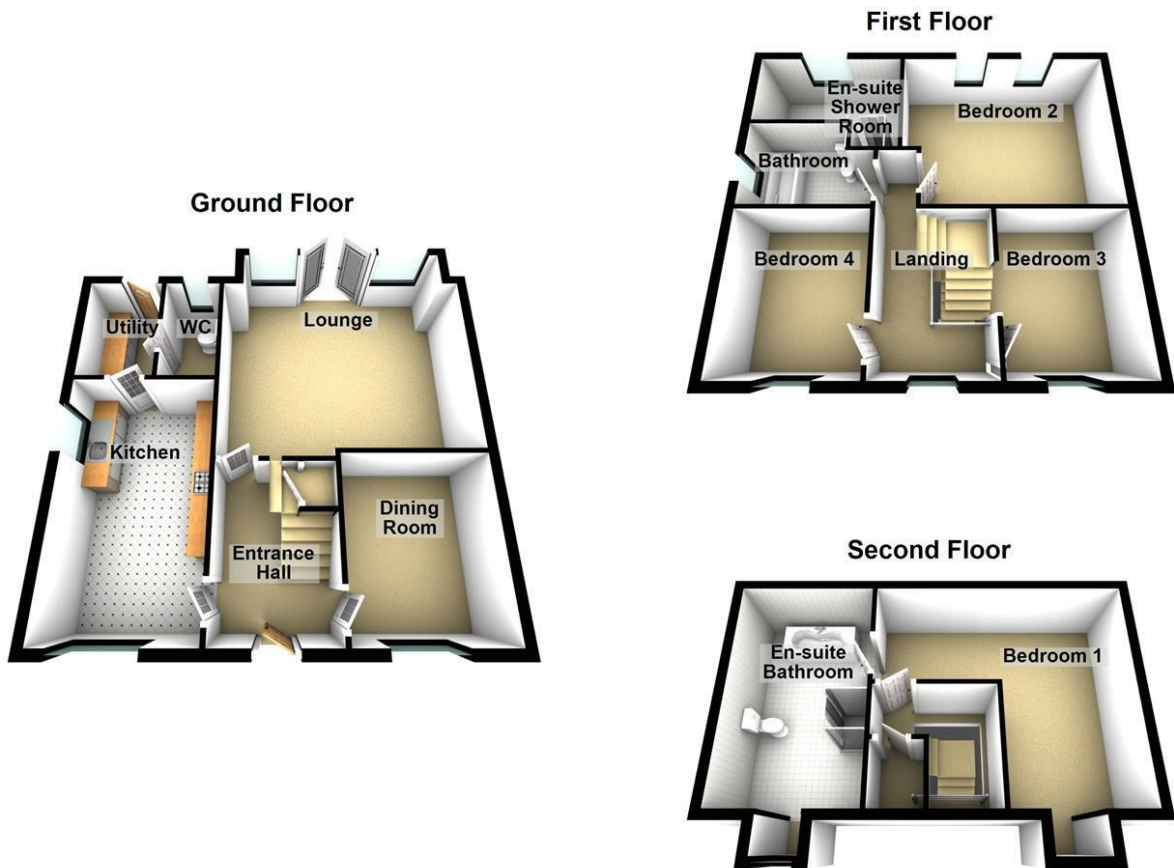
CONSTRUCTION:  
Traditional  
This information must be confirmed via your surveyor and legal representative.







# 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.

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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		71	80
		EU Directive 2002/91/EC	