



101 Caesar Way , Wallsend, NE28 7JL

GUIDE PRICE £370,000 TO £380,000 • STAND ALONE DETACHED FAMILY HOME

FOUR DOUBLE BEDROOMS • SOUTH FACING REAR GARDEN • MASTER BEDROOM WITH ENSUITE

UTILITY ROOM & DOWNSTAIRS WC • CONSERVATORY • DOUBLE DRIVEWAY • FREEHOLD

MODERN KITCHEN/DINING AREA WITH BI-FOLDING DOORS TO THE REAR

EASY ACCESS TO THE A1058 COAST ROAD AND OTHER MAJOR ROAD LINKS • COUNCIL TAX BAND D

ENERGY RATING C

Guide Price £370,000



• Guide Price £370,00 to £380,000 • South Facing Rear Garden

• Master Bedroom with Ensuite

• Double Driveway

• Council Tax Band D
Entrance

Double glazed door into hallway.

Hallway

Tiled flooring, storage cupboard, radiator, stairs to first floor, access to downstairs WC, lounge and kitchen.

Downstairs WC

6'6" x 2'11" (1.99 x 0.89)

Comprising, WC, wash hand basin, radiator, part tiled walls and tiled floor.

Lounge

14'4" x 12'2" into bay (4.39 x 3.73 into bay)

Double glazed bay window, two radiators and gas fire, coving to ceiling and carpet to floor.

Kitchen/Dining Area

22'1" x 12'1" max (6.74 x 3.69 max)

Double glazed bi-folding doors opening onto rear paved patio area, double glazed French doors opening into conservatory, Fitted with range of modern wall and base units with central island and complementary work surfaces, sink unit, integrated dishwasher, space for range style cooker and fitted extractor hood. Vertical radiator, recessed lighting, tiled flooring and access to utility room.

Utility Room

6'7" x 5'5" (2.02 x 1.66)

Fitted with wall unit and floor units with work surfaces, plumbed for washing machine, double glazed door giving side access to garden, double glazed window and radiator. Tiled flooring.

Conservatory

13'0" x 12'7" (3.98 x 3.85)

Converted full roof, double glazed windows and French doors opening onto patio area, wood effect flooring and recessed lighting to ceiling.

• Energy Rating C
Stairs to First Floor

Leading to ..

Landing

Cupboard, access to bedrooms, loft access with ladders, family bathroom.

Master Bedroom

14'4" x 10'5" to robe (4.39 x 3.19 to robe)

Double glazed window, radiator, fitted wardrobes and access to ensuite. Front Elevation.

Ensuite

9'8" x 5'4" (2.95 x 1.64)

Double glazed window, ladder style radiator, fully tiled walls and floor. Comprising: WC, wash hand basin and shower cubicle.

Bedroom 2

11'3" x 9'10" (3.45 x 3.01)

Double glazed window, built-in wardrobes and desk, radiator. Rear Elevation.

Bedroom 3

9'9" x 9'9" (2.98 x 2.98)

Double glazed window, radiator and built in wardrobes. Rear Elevation. (3.96 max measurement)

Bedroom 4

12'11" x 8'11" (3.95 x 2.74)

Double glazed window, radiator. Front Elevation

Family Bathroom

9'10" into shower x 6'5" (3.01 into shower x 1.96)

Comprising: WC, wash hand basin, separate shower cubicle and bath with thermostatic shower. Double glazed window, ladder style radiator and fully tiled walls and floor.

• Great Sized Family Home with Four Double Bedrooms

• Great Access to Coast Road and Major Road Links

• Freehold
External

There is a double driveway, garage and lawned area to front of property. To the rear there is a very good sized Southerly facing garden with fenced and hedged perimeter, decking and bar area and also lawn.

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

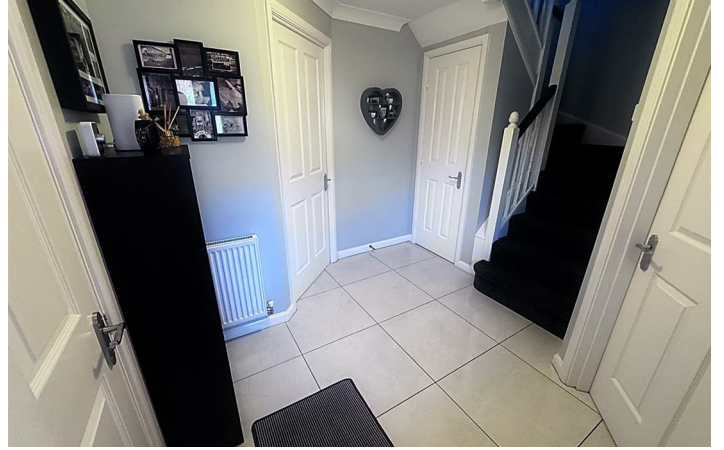
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

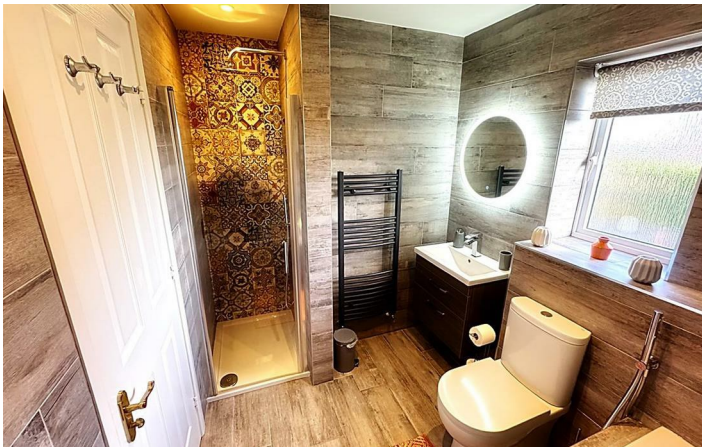
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

CONSTRUCTION:

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

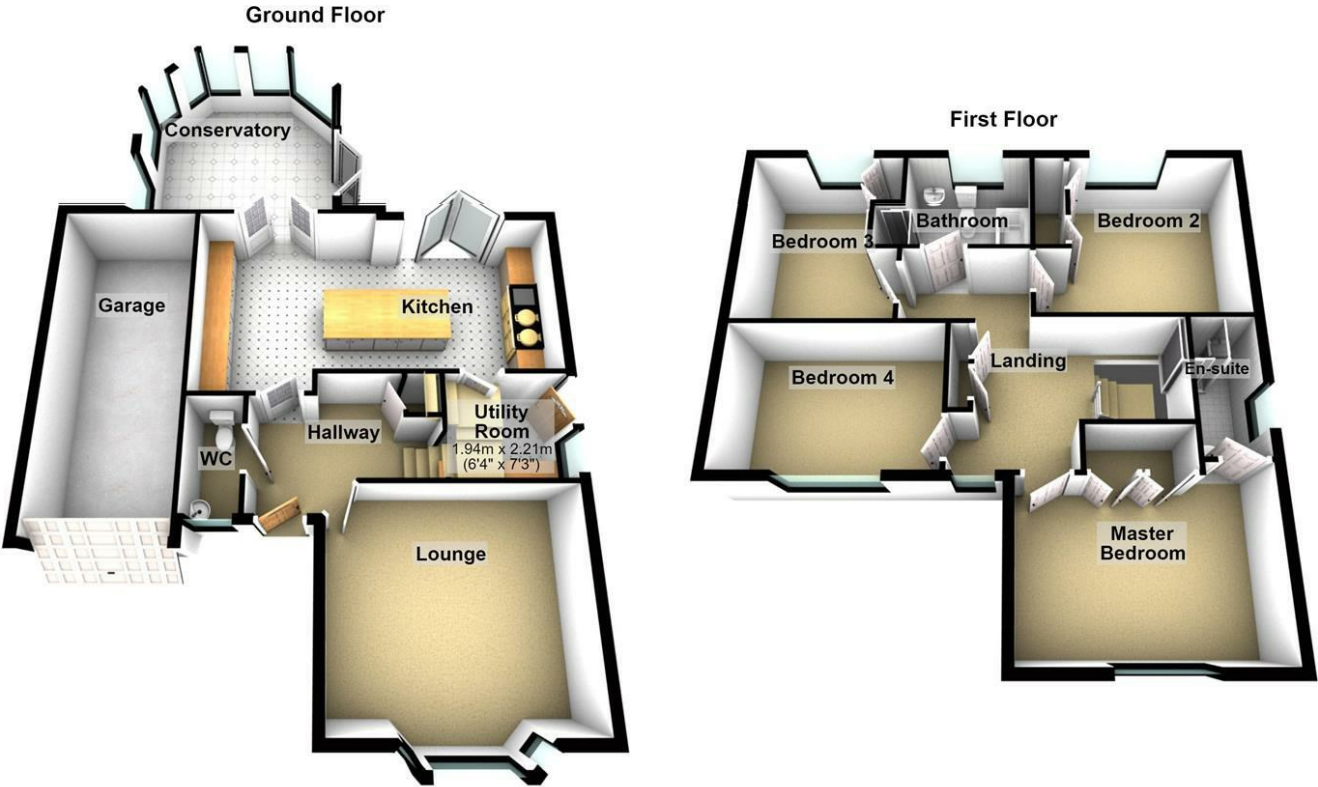








Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(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	