



**FOLLOWWELLS**

25 Darsham Gardens, Westbury Park - ST5 4LW

Offers Over £210,000

- Two Bedroom Semi-Detached House
- Single Storey Extension to Rear
- Spacious Dining Kitchen with Island
- Large Plot with Enclosed Rear Garden
- Driveway Providing Off Road Parking
- EPC rating - C
- No Upward Chain

A beautifully presented two-bedroom semi detached home, ideally situated within a quiet cul-de-sac in the highly sought after residential area of Westbury Park.

The property has been significantly enhanced by a substantial ground floor extension, creating an exceptional open-plan breakfast/dining kitchen and family room. This stunning space features Velux roof lights, a high-quality fitted kitchen, breakfast bar, generous dining area, and comfortable seating space, making it perfect for modern family living and entertaining. Double glazed doors lead directly out to the rear garden, seamlessly connecting the indoor and outdoor living areas.

A comfortable sitting room with a stylish feature wall completes the ground floor accommodation. To the first floor are two well-proportioned bedrooms, both benefitting from fitted wardrobes, together with a well-appointed modern shower room.





The house sits on a larger than average plot with off road parking on a brick paved driveway and double gates leading down the side of the house to mature gardens to the rear. The well established gardens are mainly laid to lawn with borders planted with a variety of specimen shrubs and trees and enjoying a sunny, Westerly aspect.

Westbury Park is a popular residential estate with nearby amenities including a Co-op food store, Westbury Tavern Pub and Chinese take-away. There is a regular bus service to Newcastle town centre and excellent transport links via the A500 and M6. Newcastle town centre provides more comprehensive amenities with specialist and high street stores, bars, restaurants and a choice of supermarkets.

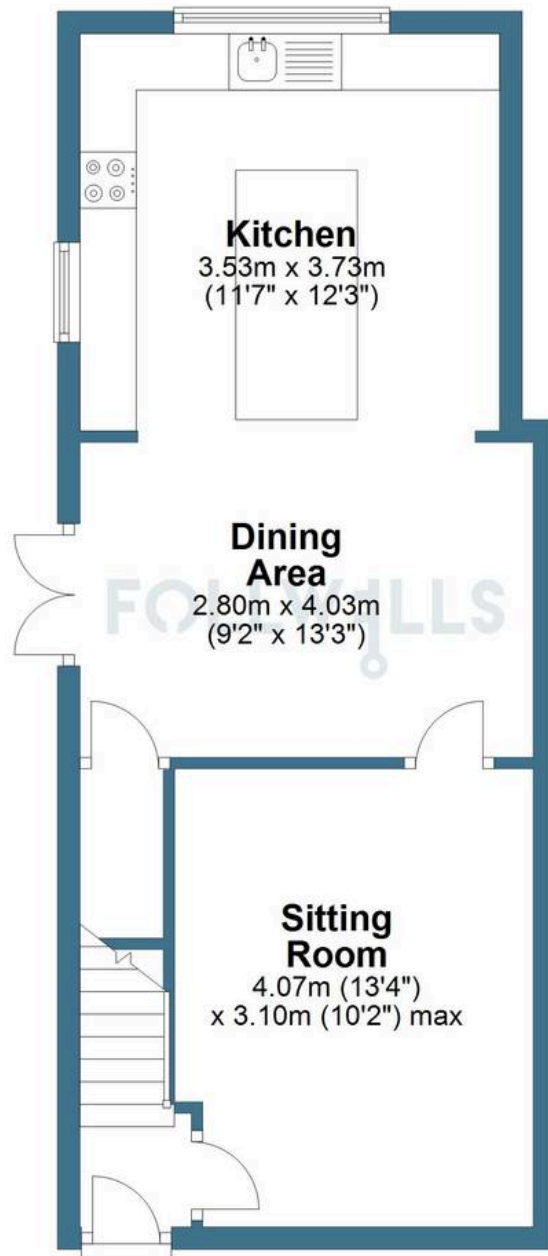


This house is ideally suited to first time buyers or buy to let investors. We expect this very tidy house to prove popular and it is offered for sale with no upward chain.

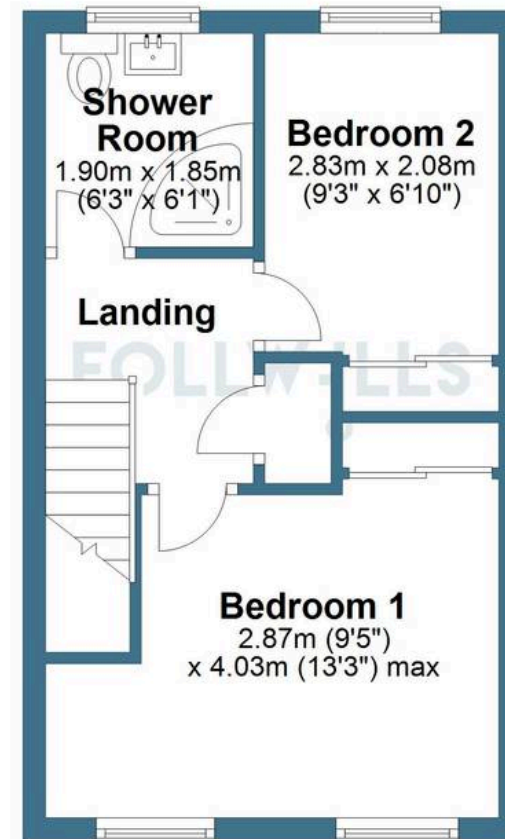
Council Tax band: C

Tenure: Freehold

**Ground Floor**



**First Floor**



For indicative purposes only. All measurements are approximate.  
Plan produced using PlanUp.