

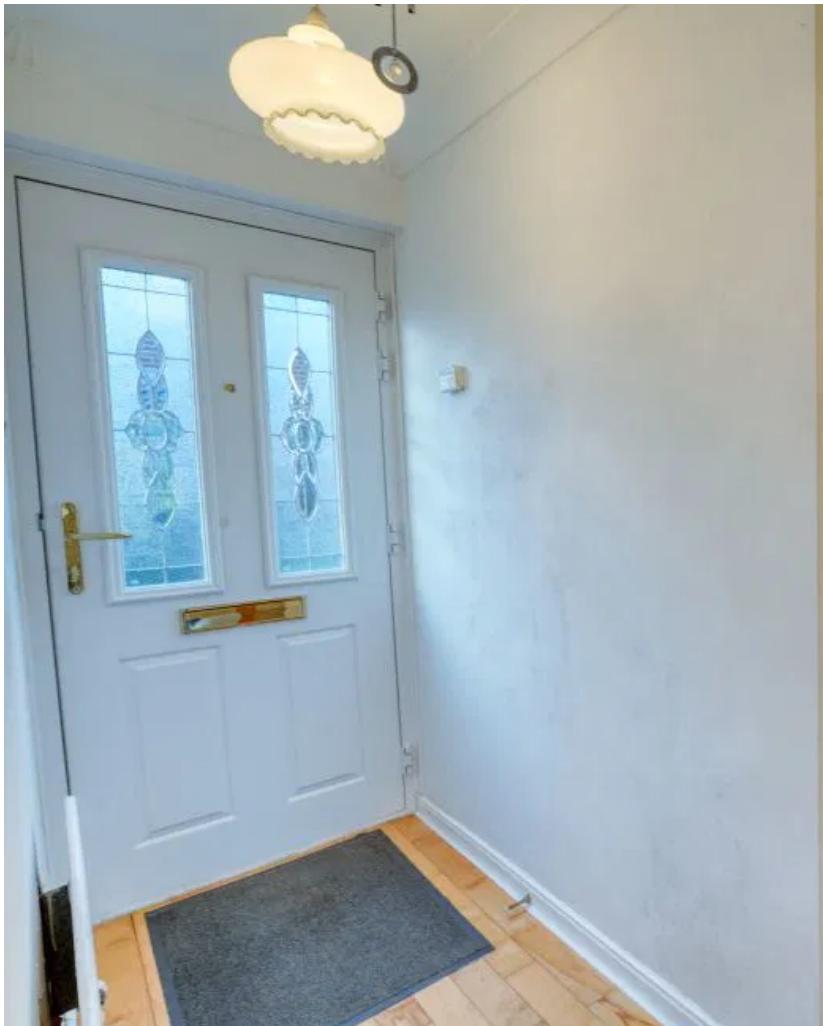


WALKERSXCHANGE



9 Calow Way, NE16 5RP
Newcastle Upon Tyne

Offers Over
£260,000



Property Type: Detached Bungalow

Council Tax Band: C

Tenure: Leasehold

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Situated in a highly sought-after area, this delightful bungalow offers easy single-level living. The property boasts an extensive driveway, a detached garage, and a desirable south-facing wrap-around rear garden, perfect for soaking up the sun. Accommodation briefly includes an extended living/dining room, kitchen, two double bedrooms, and a modern shower room. Early viewing is highly recommended due to anticipated high demand for this superb location and fantastic potential.

- Extended two bedroom detached bungalow
- Available with no onward chain
- Living/Dining Room
- South facing garden
- Wrap around gardens
- Extensive driveway
- Detached garage
- Long lease remaining





Summary

Situated in a highly sought-after area, this delightful bungalow offers easy single-level living. The property boasts an extensive driveway, a detached garage, and a desirable south-facing wrap-around rear garden, perfect for soaking up the sun. Accommodation briefly includes an extended living/dining room, kitchen, two double bedrooms, and a modern shower room. **Early viewing is highly recommended** due to anticipated high demand for this superb location and fantastic potential.

Internally

Step inside this beautifully presented bungalow, where a welcoming, oak-floored hallway sets the tone. The durable **oak flooring** flows seamlessly from the entrance into the main reception area, creating a cohesive and elegant feel.

Double, part-glazed doors invite you into the **extended living/dining room**—a truly exceptional space. Flooded with natural light from large surrounding windows and French doors, this room is perfect for both relaxing and entertaining. A centrally located **electric fireplace** provides a warm focal point, while the sheer size easily accommodates both a comfortable lounge area and a full dining set.

The **kitchen** is bright and airy, featuring a range of classic **Shaker-style** wall and base units complemented by contrasting laminate worktops. Incorporating various integrated appliances and space for a washing machine, ample natural light ensures a pleasant cooking environment.

The bungalow offers two comfortable **double bedrooms**, both benefiting from smart fitted storage options. The primary bedroom is noticeably larger, offering enhanced storage capacity.

Completing the accommodation is the stylish **wet room-style** shower room. Fully tiled for simple maintenance, it features a practical walk-in shower, washbasin, and low-level WC.

Living/Dining Room - 5.89m x 5.18m (19'3" x 16'11") maximum measurements

Kitchen - 4.02m x 2.81m (13'2" x 9'2") maximum measurements

Bedroom One - 3.64m x 3.46m (11'11" x 11'4")

Bedroom Two - 2.83m x 2.83m (9'3" x 9'3")

Shower Room - 1.67m x 2.16m (5'5" x 7'1")

Externally

To the front, the property boasts an **extensive paved driveway**, ensuring ample off-street parking for multiple vehicles. This generous space is framed by a neat, low-maintenance border garden featuring attractive shrubbery, and secured by a traditional brick wall and high fencing, offering excellent privacy. The driveway also provides convenient access to the detached garage and a paved area immediately behind it.

The rear garden is a genuine asset, benefitting from a desirable **south-facing orientation**. Designed for **low maintenance**, the space is primarily gravelled and paved, offering numerous sunny spots for outdoor furniture and relaxation. The area is enhanced by vibrant planted borders and securely enclosed by tall fencing.





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