



FOLLWELLS

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1 Alderney Close, Newcastle - ST5 3PW
£550,000

- Individual Build Executive Detached Residence
- Highly Regarded Edge Of Town Development
- Impressive Second Reception Family Dining Kitchen
- Four Double Bedrooms
- Large Corner Plot With Attractive Gardens

A well presented and spacious detached family home, situated within a highly regarded edge of town development comprising of individual build executive properties. Pleasantly situated on a large corner plot with attractive well maintained gardens.

The property is ideally suited for a large growing family providing well proportion accommodation throughout. This includes a spacious welcoming reception hallway with part gallery landing area above, large full width living room with log burner feature and an impressive modern re-fitted open plan second reception family dining kitchen. The first floor provides four large double bedrooms with two separate bathrooms with both offering potential for ensuite conversion.

Accommodation: –

Reception hallway, with glazed UPVC entrance, return staircase to the first floor having part gallery landing area above and access to a cloaks/WC. Glazed double doors open to a spacious full width living room having window outlook to three aspects, to include patio door access onto the rear garden. There is also a feature log burner set within chimney breast standing on a stone hearth.

Further glazed double doors open to the superb family dining kitchen area, which has additional direct access from the reception hallway and enjoys further views over the rear garden. It is fitted with an extensive range of modern units having slimline work tops with integrated sink and dishwasher and includes a matching breakfast bar Island with integrated fridge beneath and double tall range larder cupboard. There is provision for a freestanding combined cooking range (under separate negotiation) and modern extractor hood.





Beyond the kitchen area is a large separate utility giving external access to the side of the property and provides space for washing facilities and further white goods with fitted base/wall cupboards and additional sink unit.

The first floor offers a spacious part gallery landing area with access to the loft and a linen cupboard. The master bedroom enjoys attractive views over the rear garden and is fitted with modern furnishings comprising wardrobe, drawer units and bedside cabinets. The second guest bedroom looking out onto the front also has a range of fitted wardrobe and drawer units. The remaining two family bedrooms are equally of large double proportion with a further built-in wardrobe to bedroom three and additional pleasant views over the rear garden from the fourth bedroom. There are two separate family bathrooms both either adjoin the master or guest bedroom lending the possibility to be converted to provide ensuite facilities. They comprise a spacious main original three-piece bathroom and a smaller second four piece family bathroom having bath with separate mains shower cubicle.

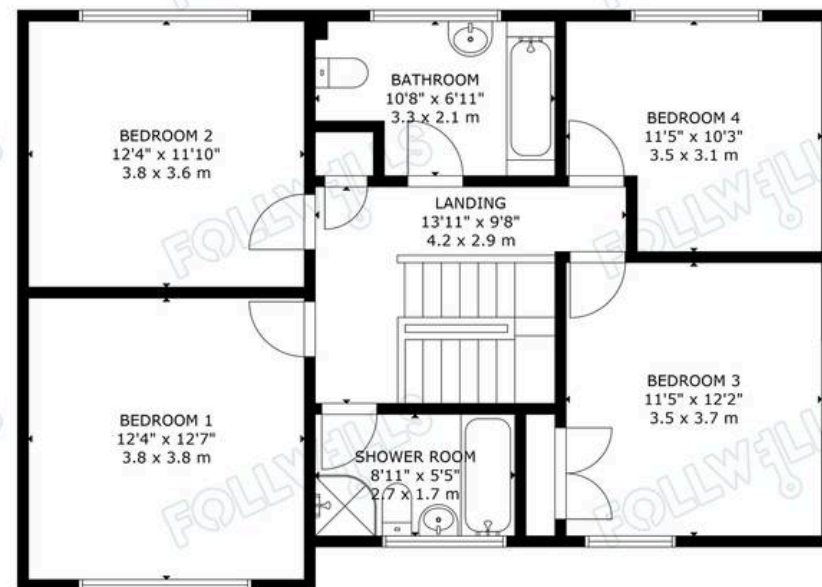
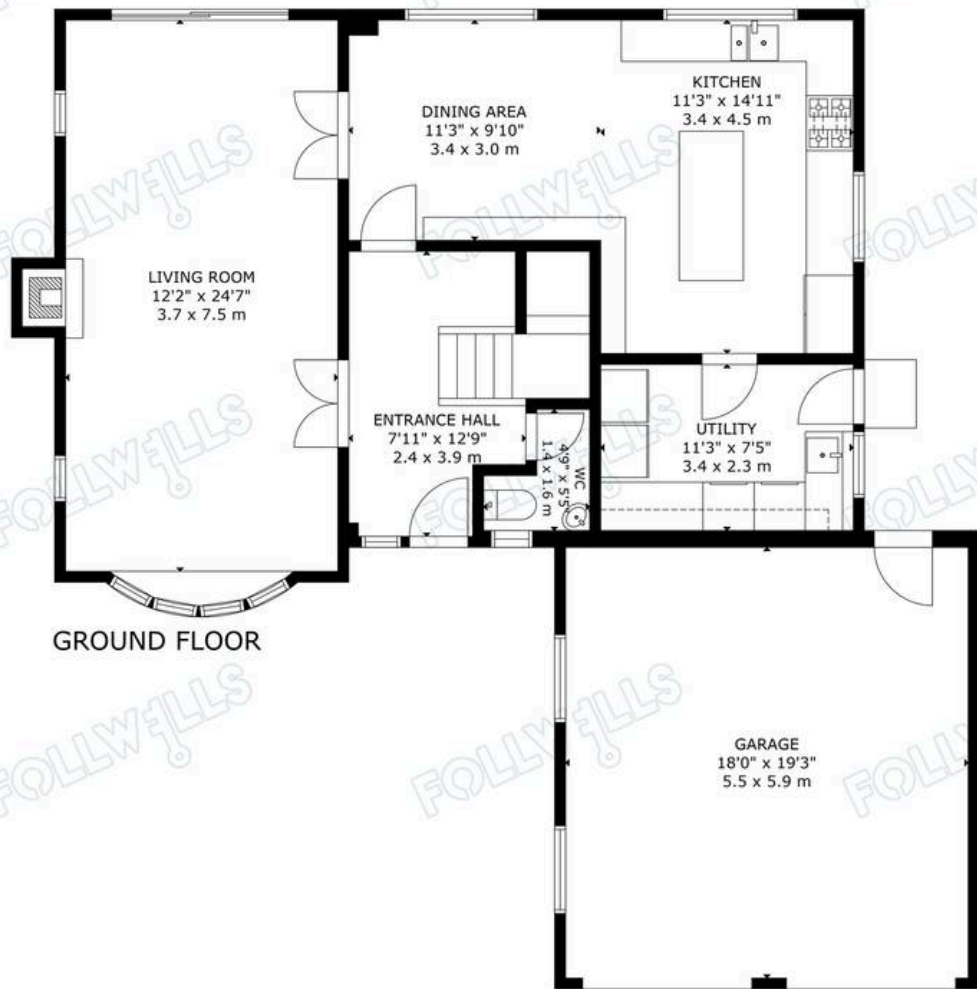
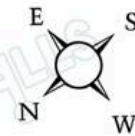


The property stands on an impressive corner plot with lawn area and plant/shrub borders to front and side. There is parking in front of a large attached double garage which has twin up and over doors and houses a replacement central heating boiler. There is wide access either side of the property leading to an attractive and substantial rear garden with Indian stone paved patio and large shaped lawn having further sun patio to the rear. The garden is fence enclosed with hedge screening to one side having well stocked mature plant/shrub beds and mature trees.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C



GROSS INTERNAL AREA
 TOTAL: 156 m²/1,676 sq.ft
 GROUND FLOOR: 78 m²/838 sq.ft, FIRST FLOOR: 78 m²/838 sq.ft
 EXCLUDED AREAS: GARAGE: 32 m²/345 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

