



FOLLOWLLS

15 Friars Walk, Newcastle - ST5 2HA
£375,000

- Extended Traditional Semi Detached House
- Superb Plot
- Prime Suburban Location
- Wrap Around Single Story Extension
- Spacious Family Kitchen With Island Unit
- Off-Road Parking And Garage
- Very Well Maintained

A very well maintained and spacious extended three bedroom semi detached house occupying an excellent garden plot and situated in a prime residential position in the heart of the Westlands. The house has been extended on two occasions; the first adding a single integral garage and snug whilst the second has created a large family kitchen along with a separate utility room and shower room.

Friars Walk is a mature street situated close to The Three Parks walkway which links Whitmore Road and Clayton Road. Nearby facilities include the Westlands Sports Ground along with a number of schools all within walking distance. Newcastle town Centre is less than a mile away providing extensive amenities.

The house is entered via a front porch leading through to the reception hall which provides access to the principal rooms. A spacious, open plan lounge and dining room stretches from the front to the rear of the house having bay window overlooking the front with glazed double doors out onto the rear terrace. The large family kitchen features an island unit with black granite worktop and breakfast bar. There is a further extensive range of wall and base units along with underfloor heating and a useful under stairs pantry.





The snug/office is located off the kitchen looking out to the front of the house and the ground floor accommodation is completed with a utility room and shower room.

To the first floor are two large double bedrooms both with fitted bedroom furniture whilst the third single bedroom also has fitted wardrobes. The spacious bathroom provides a corner spa bath along with a large shower enclosure with mixer shower unit.

Externally to the front of the house is a block paved driveway providing off-road parking and leading to the single garage with electric roller door and internal access to the house. The stunning rear garden features a large terrace adjacent to the house paved in Indian Stone with steps down onto a lawn having well stocked shrub borders to either side with a second large patio positioned at the end of the garden to catch the best of the sun all day long.

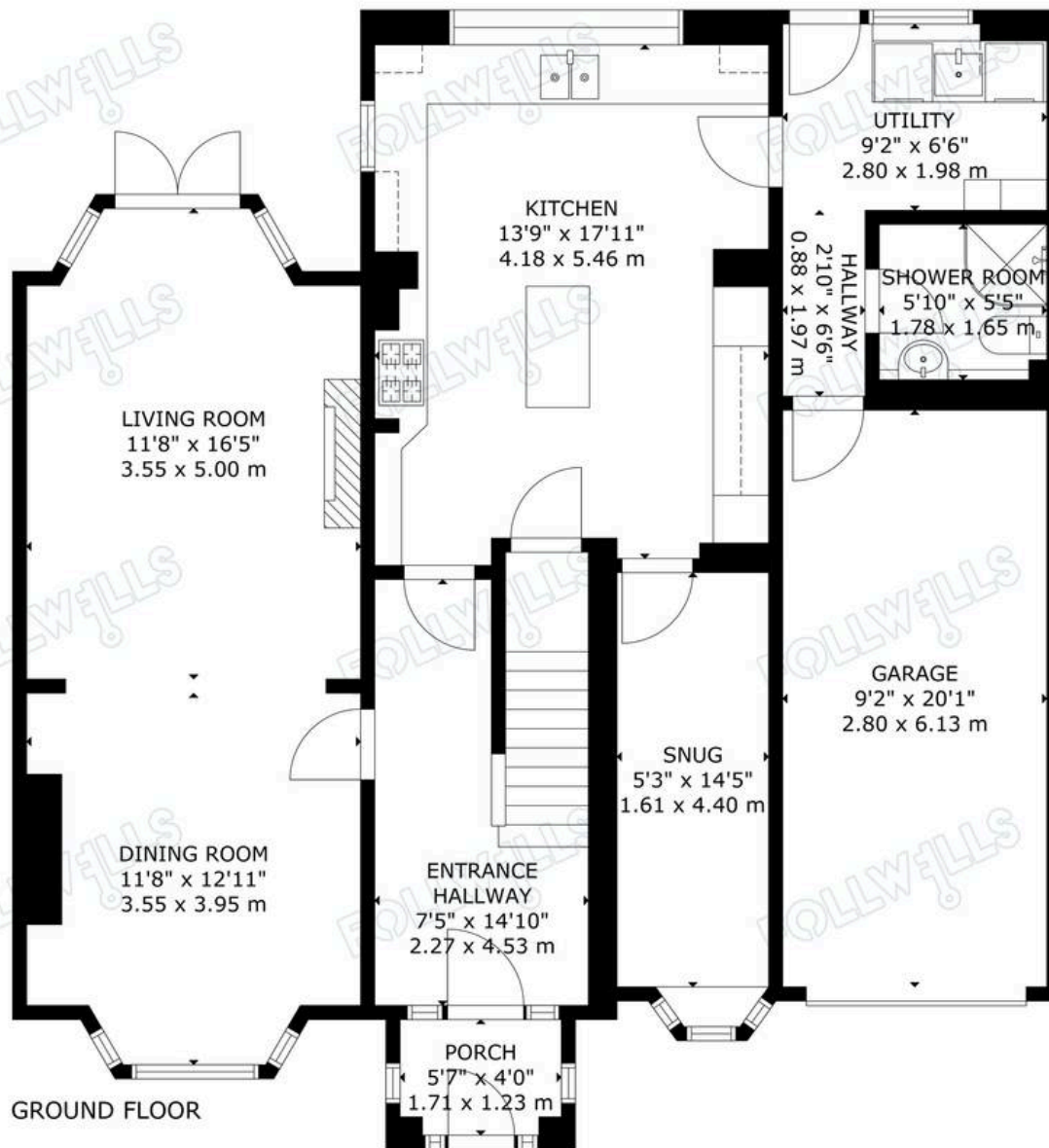
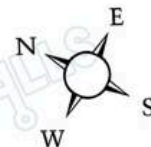
This beautiful House has been very well maintained by the current owner and a detailed inspection is strongly recommended.

Council Tax band: TBD

Tenure: Freehold

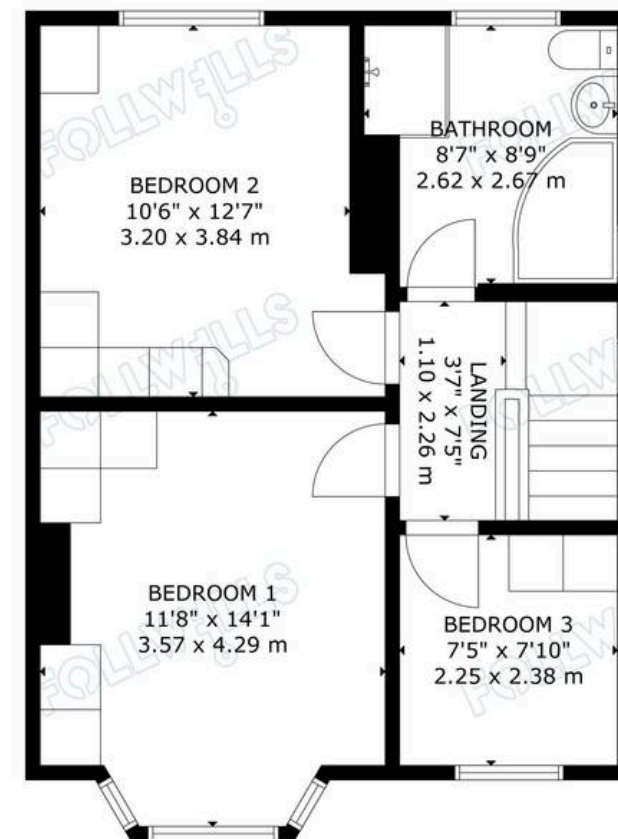
EPC Energy Efficiency Rating: D





FOLLWELLS

GROSS INTERNAL AREA
TOTAL: 132 m²/1,424 sq.ft
GROUND FLOOR: 85 m²/920 sq.ft, FIRST FLOOR: 47 m²/504 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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