



3



2



1

- 3 Bedroom Detached House
- Downstairs w/c
- Enclosed Lawned Rear Garden
- EPC B | Council Tax Band C

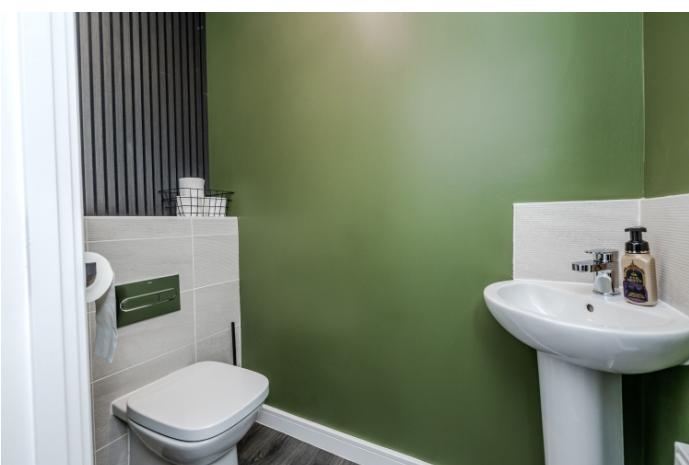
- Situated on a Corner Plot
- En-Suite to Bedroom 1
- Gas Central Heating

- Open Plan Kitchen Diner
- Garage & Driveway
- Sealed Unit Double Glazed Windows

3 bedroom detached house situated within a cul-de-sac on a corner plot with gas central heating and sealed unit double glazed windows. Briefly comprising entrance hallway with laminate floor, storage cupboard and stairs to the first floor. Lounge with dual aspect windows to the front and side. Kitchen diner with wall and base units, worktop services, sink and drain unit, integrated electric oven and gas hub with extractor hood over, integrated fridge freezer, dishwasher and washing machine, French doors to rear garden, laminate flooring, spotlights to ceiling, dual aspect windows to front and side, combi boiler enclosed in unit. Downstairs WC with low level WC, pedestal hand wash basin, tiled splashback, extractor fan and laminate flooring. 1st floor landing with loft hatch and storage cupboard. Bathroom with panel bath which has a main shower over and shower screen, pedestal hand wash basin, low level WC, tiled splashback, spotlights an extractor to ceiling and a heated towel rail. Bedroom 1 has built in fitted wardrobes and En-Suite which has a cubicle with the main shower, tile splashback, low level WC, pedestal hand wash basin, spotlights and extracted to ceiling and a heated towel rail. Bedroom 2 is to the rear aspect, bedroom 3 is to the side aspect.

Extending to the front there is a lawn garden and paved pathway to the rear there is driveway leading to garage via open over door and an electric car charging point and an enclosed rear garden with lawn and paved areas.

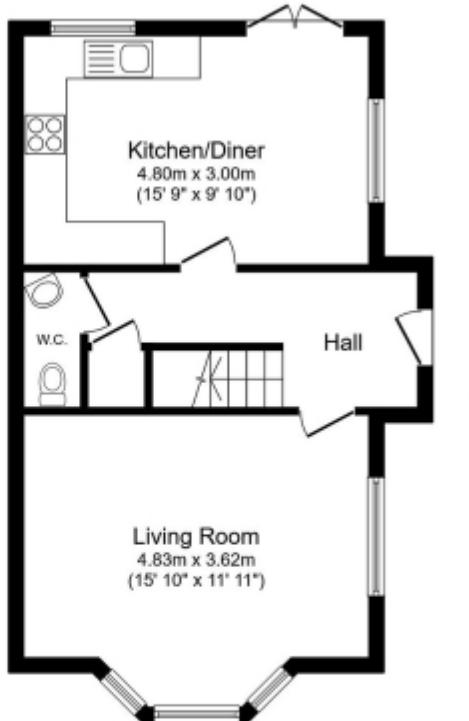
Marigold Way is conveniently situated within a highly sought after residential development on the eastern periphery of Newcastle, with good access to local amenities, as well as the A1 and A69. There are good road and public transport links into the city.



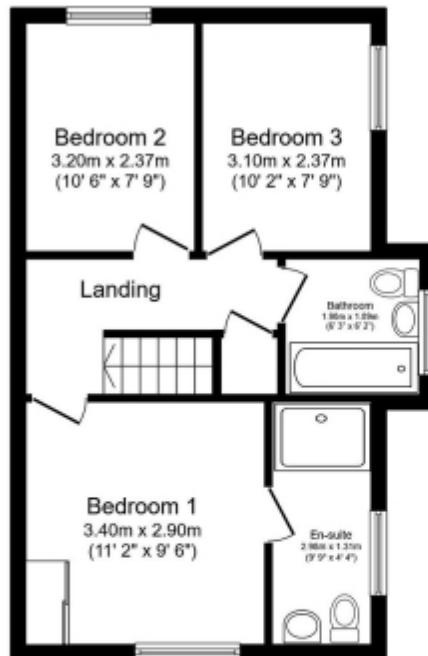


Energy Performance: Current B Potential A  
Council Tax Band: C





**Ground Floor**  
Floor area 44.8 sq.m. (482 sq.ft.)



**First Floor**  
Floor area 43.4 sq.m. (467 sq.ft.)

**Total floor area: 88.2 sq.m. (949 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.