



THE PADDOCK, WALBOTTLE, NE15
Offers Over £375,000

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Well presented four bedroom detached bungalow situated on The Paddock in Newcastle upon Tyne.

The property offers generous accommodation arranged over two floors. The ground floor includes a spacious dining room, a modern fitted kitchen, a generous dual aspect lounge and a convenient ground floor WC. The first floor hosts four well proportioned bedrooms, served by a well appointed family bathroom. Externally, the property benefits from an integral garage, a large driveway providing off street parking for two to three cars and an enclosed rear garden.

This property is well located for access to local amenities, schools and transport links, while also offering a quieter residential environment. Its combination of space, layout and outdoor appeal makes this home ideal for families.

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The internal accommodation comprises: A welcoming entrance hall with stairs leading up to the first floor landing and an under-stairs storage cupboard.

Immediately to the right is a convenient ground floor WC. Also to the right is a large dining room area, which leads through into a modern kitchen fitted with integral appliances and a range of sleek wall and base units providing excellent storage and work surface space.

To the left of the entrance hall is a generous dual aspect lounge featuring a fireplace and sliding doors opening out to the rear garden, creating a bright and comfortable living space.

The first floor landing gives access to four well proportioned bedrooms, served by a well appointed family bathroom. A useful storage cupboard located just off the landing completes the internal accommodation.

Externally, to the front of the property is a large driveway providing off street parking for approximately two to three cars, adjacent to a lawned area. To the rear is a lovely enclosed garden featuring a block paved seating area leading up to a raised lawned section, bordered by mature shrubs and hedging.



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TENURE : Freehold

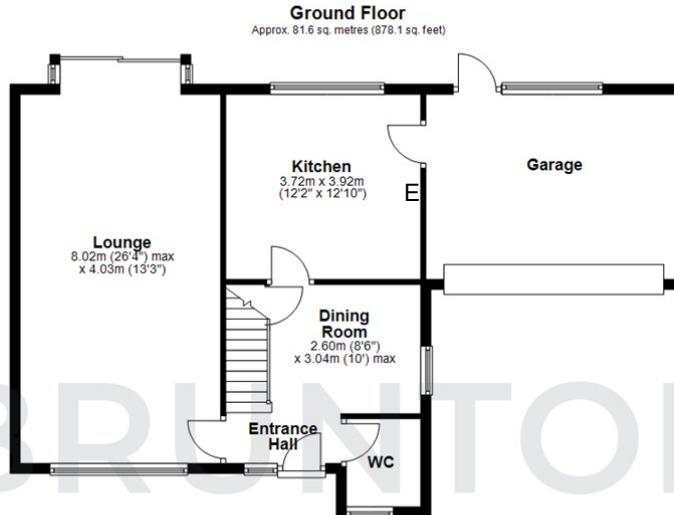
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

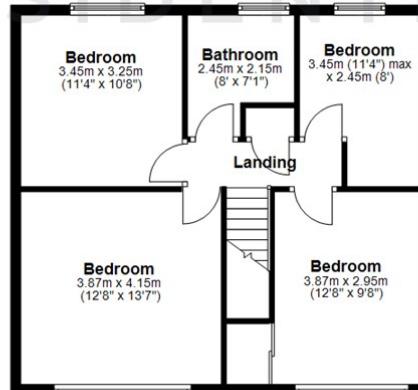
EPC RATING : D

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Ground Floor
Approx. 81.6 sq. metres (878.1 sq. feet)



First Floor
Approx. 60.2 sq. metres (647.9 sq. feet)



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	