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BOWDEN CLOSE, NEWCASTLE UPON TYNE, NE13

Offers Over £375,000

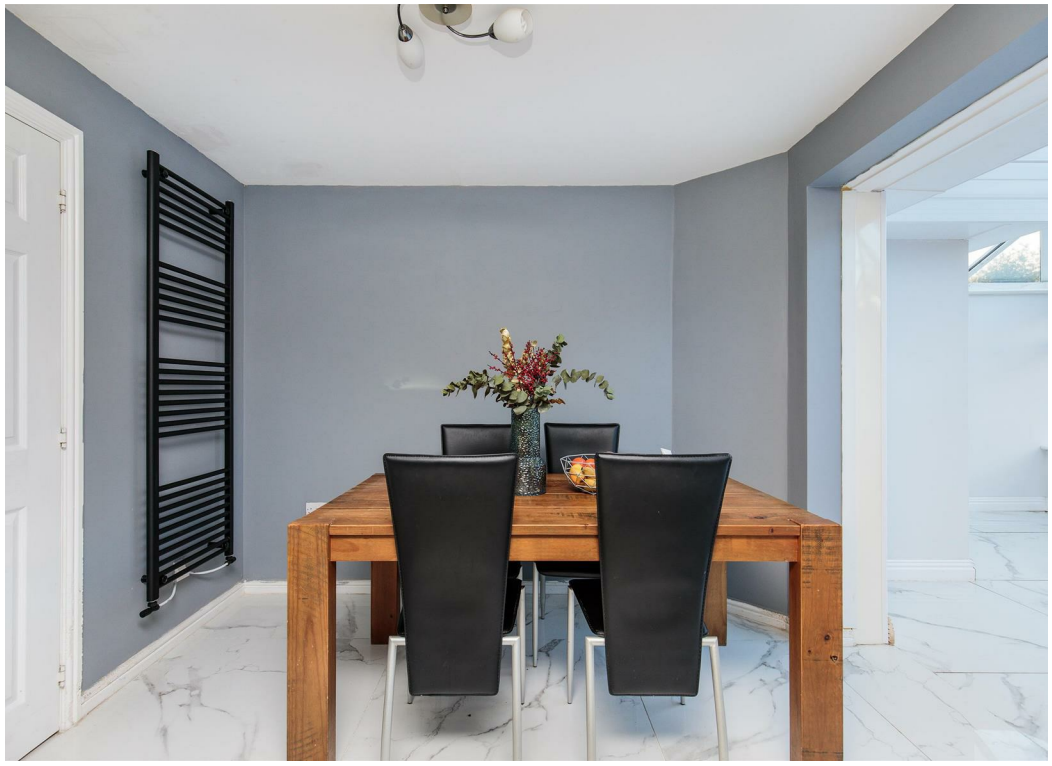
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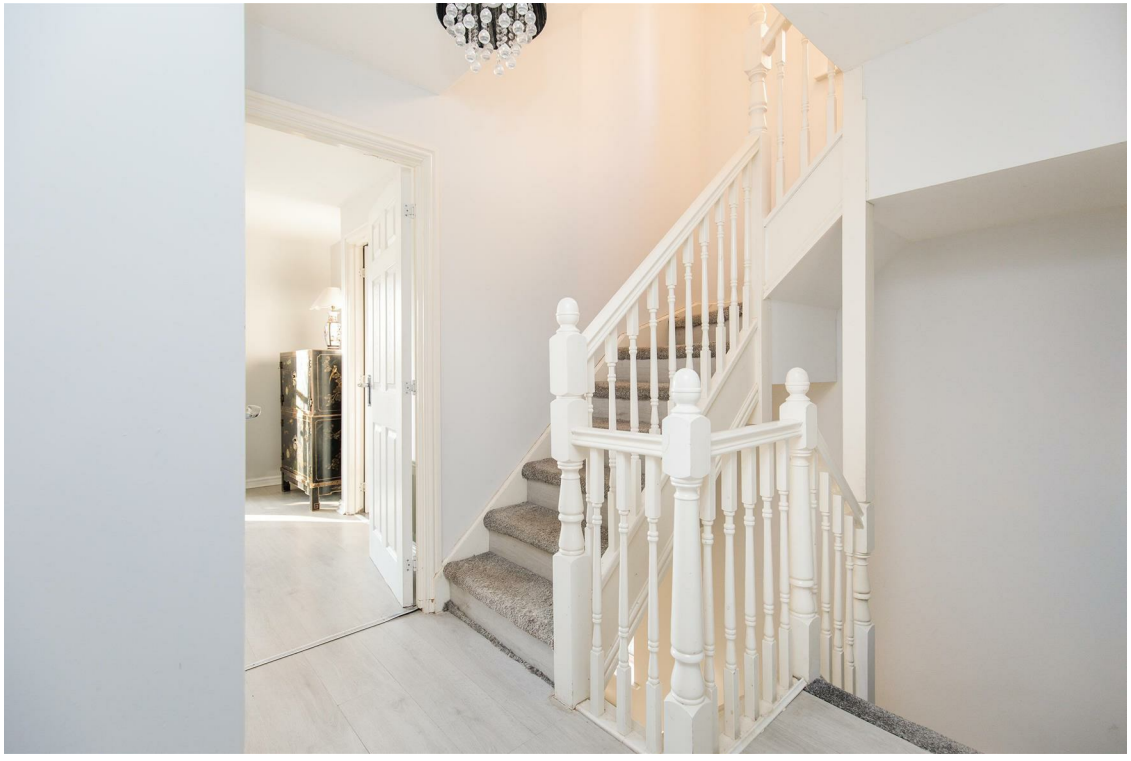
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Well-presented four-bedroom family home offering generous and versatile accommodation arranged over three floors, ideally suited to modern living. The property benefits from a bright and well-balanced layout, with spacious living areas and excellent natural light throughout.

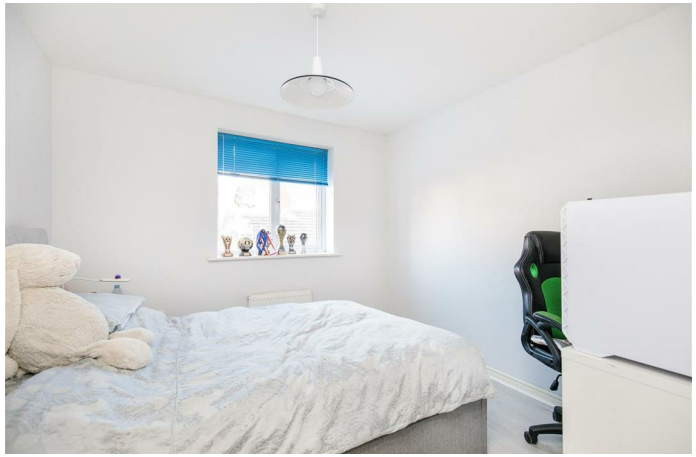
The ground floor comprises a WC and storage, a spacious front-facing living room with a bay window. To the rear, a kitchen-diner spans the width of the property, complemented by a useful utility area. This space flows into a conservatory, opening onto the rear garden. The first floor provides three well-proportioned bedrooms, including a principal bedroom with built-in wardrobes, a Juliet balcony and en-suite shower room, alongside a modern family bathroom. A further bedroom with an en-suite shower room is located on the second floor, offering flexibility for guests or older children.

Bowden Close is situated within a popular residential area of Newcastle upon Tyne, offering a peaceful setting while remaining conveniently positioned for local amenities, schooling and transport links. The area provides easy access to the A1 and surrounding road networks, making it ideal for commuting into Newcastle city centre and the wider region.

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The internal accommodation comprises: an entrance hall with stairs leading to the first floor. On the right is the bright and spacious living room, which features a large bay window and wooden flooring. The hallway leads to under-stair storage and a convenient ground-floor WC. A kitchen-diner spans the width of the rear of the property and features a range of fitted wall and base units and integrated appliances. From here, a door leads to a useful utility area, with plumbing for a washer/dryer. A window from the kitchen looks out over the conservatory, which sits right behind the kitchen-diner. The conservatory, with windows all around and Velux windows across the entire roof, is an incredibly bright and welcoming space, which leads out to the rear garden through French doors, allowing for seamless indoor-outdoor living.

The first-floor landing gives access to three well-proportioned bedrooms, with the master bedroom benefiting from built-in wardrobes and an en-suite shower room with a heated towel rail, along with a Juliet balcony. The remaining two bedrooms on this level are served by a family bathroom, which has tiled walls and floors, a heated towel rail and a shower over the bath.

The second floor features a further bedroom, one with Velux windows and an en-suite shower room with a heated towel rail.

Externally, the property enjoys a front lawn, a single garage with a driveway, providing off-street parking for one vehicle. To the rear, a garden is laid mainly to lawn and enclosed with timber fencing. It also has paved patio areas - an ideal space for everyday family living and entertainment.





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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING :

