



Meadowbank, Dudley, NE23 7YB

**£282,500**

An exceptional, upgraded and remodeled, detached family home. Showcasing beautifully appointed accommodation and superb gardens with open aspect to the rear garden. Positioned on the sought after, modern development Meadowbank, in Dudley. With a welcoming hallway leading to a spacious, open plan lounge through dining room, exuding warmth and comfort. French doors lead through to the conservatory overlooking the garden. The heart of the home is the beautiful, re-fitted breakfasting kitchen, equipped with integral appliances, ideal for culinary pursuits and family gatherings. The rear lobby leads to a convenient ground floor w.c. and original garage, which is now being utilised as a versatile family room/playroom/home office. To the first floor the principal bedroom is complete with fitted wardrobes and stylish en-suite. The second bedroom also enjoys fitted wardrobes whilst two further bedrooms and the family bathroom ensures comfort for all. There is an attractive garden to the front with block paved, double width driveway and an enclosed, rear landscaped garden with open outlook and beautiful patio areas, ideal for relaxation and entertaining. Warmed by gas central heating and triple glazing where stated, this is a must-see family home, truly worthy of an internal inspection.

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**Exceptional Detached Home**

**Stunning Kitchen/Diner**

**Sought After Modern Development**

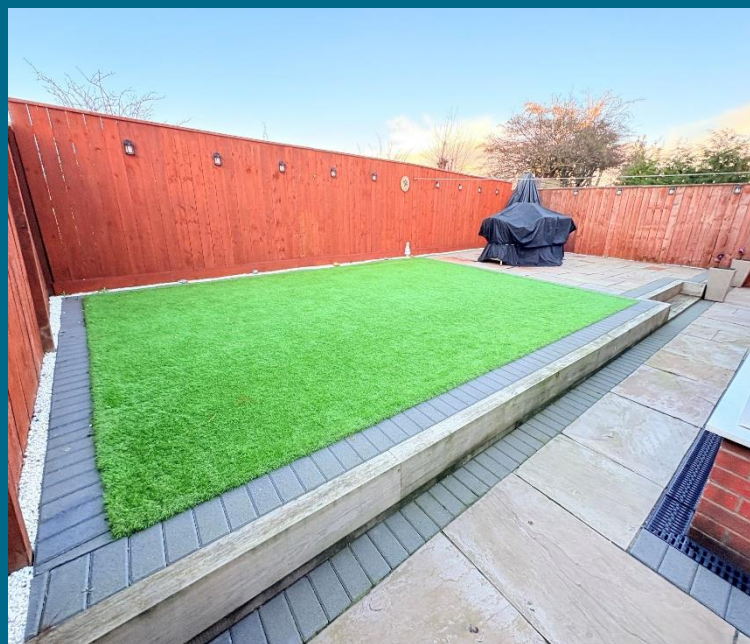
**Downstairs w.c./En-Suite**

**Gorgeous Conservatory**

**Four Double Bedrooms**

**Open Lounge/Dining Room**

**Gardens, Double Width Drive**



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**ENTRANCE HALLWAY:** Double glazed entrance door in to welcoming hallway, staircase to first floor, radiator.

**LOUNGE/DINING ROOM:** (front): 24'8 x 11'02, (7.52m x 3.40m)  
Triple glazed window, stone fireplace with marble inset and hearth, electric fire, coving to ceiling, double and single radiators, double glazed French doors to conservatory

**CONSERVATORY:** (rear): 12'2x 9'2, (3.71m x 2.79m), Double glazed windows to rear and side with gorgeous views over the rear garden, double glazed French doors to garden.

**BREAKFASTING KITCHEN:** (rear): 14'5 x 9'4 (4.39m x 2.84m),  
Refitted fabulous, high gloss kitchen, incorporating a range of sleek and stylish base, wall and drawer units, contrasting worktops and ceramic one and a half bowl sink. Integrated gas hob, electric oven, cooker hood, dishwasher, washing machine and fridge freezer, part tiled walls, tiled floor, two double glazed windows

**REAR LOBBY:** Double glazed door to side, door to family room and door to:

**DOWNSTAIRS CLOAKS/W.C.** Pedestal washbasin, low level w.c., radiator, tiled splash back, tiled floor

**FAMILY ROOM :** 16'06 x 7'7 ( 5.08m x 2.31m)  
Originally the garage, this versatile room could be utilised as a family room/playroom/office, with triple glazed window to the front and double radiator.

**FIRST FLOOR LANDING AREA:** Access to loft, we believe to be part boarded. Airing cupboard housing combi boiler.

**FAMILY BATHROOM:** Family bathroom, comprising of, panelled bath, pedestal wash hand basin. blow level w.c. part tiled walls, chrome ladder radiator, triple glazed window to rear.

**BEDROOM ONE:** (rear): 14'2 x 8'8 plus wardrobes, (4.32m x 2.64m), attractive fitted wardrobes, triple glazed window to front, radiator, door to:

**EN-SUITE SHOWER ROOM:** Contemporary and stylish en-suite, contemporary panelling to walls, comprising of, shower cubicle, shower, pedestal wash hand basin, low level w.c with push button cistern, upvc ceiling with spotlights. Triple glazed window to the rear.

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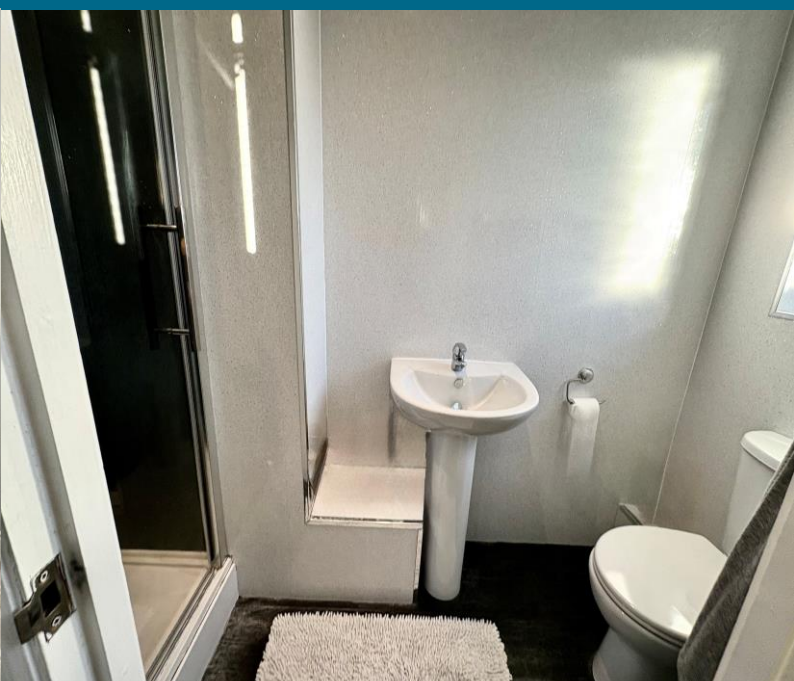
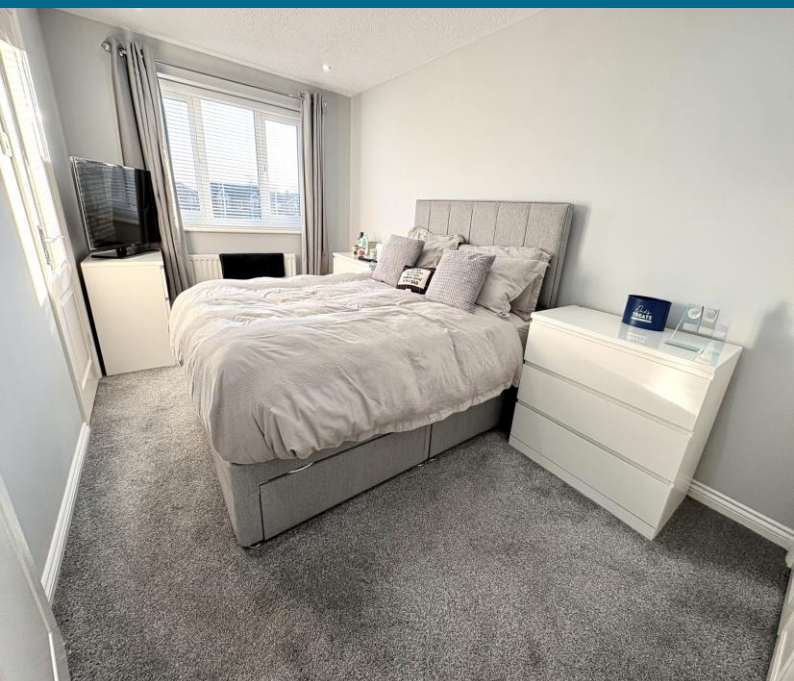
**EN-SUITE SHOWER ROOM:** Contemporary and stylish en-suite, contemporary panelling to walls, comprising of, shower cubicle, shower, pedestal wash hand basin, low level w.c with push button cistern, upvc ceiling with spotlights. Triple glazed window to the rear.

**BEDROOM TWO:** (front): 14'6 x 8'4 plus wardrobes (4.42m x 2.54m plus wardrobes), triple glazed window, fitted wardrobes, radiator,

**BEDROOM THREE:** (Rear): 9'1 x 8'4, (2.77m x 2.54m), Triple glazed window to rear overlooking garden, radiator.

**BEDROOM FOUR:** 8'8 x 7'5 (2.64m x 2.26m )  
Triple glazed window to the rear, radiator.

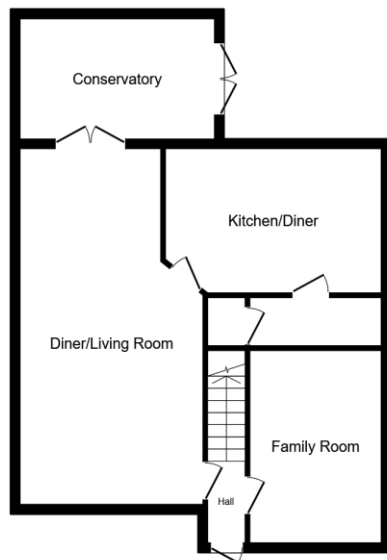
**EXTERNALLY:** A stunning landscaped rear garden, enjoying an open outlook, with astro turf and beautiful paved patio areas ideal for summer gatherings, lean-to shed to the side with double glazed door and gated access to the front. The generous block paved driveway to the front offers off street parking, lawned area and planted borders



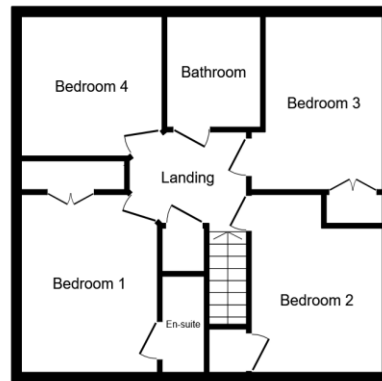
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Ground Floor



First Floor

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). Powered by [www.Propertybox.io](http://www.Propertybox.io)

AWAITING EPC

**COUNCIL TAX BAND: C**  
**EPC RATING: D**

**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Cable  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway

**MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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