



FOLLWELLS

30 Repton Drive, Newcastle - ST5 3JF
£485,000

- Substantial Detached Dormer Bungalow Residence
- Premium Residential Location
- Generous And Adaptable Accommodation
- Spacious Hallway And Large Reception Rooms
- Four Double Bedrooms And Additional Study Bedroom
- Dual Access Driveway And Integral Garage
- Large Private Garden Plot
- No Upward Chain

A substantial detached dormer bungalow residence, situated in a highly regarded and sought after residential position within the Westland District. Standing on a generous sized plot with dual access driveway approach and large private rear garden in excess of 80ft (24m).

The property is in need of general cosmetic refurbishment, however it provides extremely spacious and adaptable accommodation throughout. This includes a spacious reception hallway entrance, two large reception rooms, breakfast kitchen and a separate inner hallway leading to two double bedrooms and shower room. A staircase from a third study/bedroom leads to a large landing area with various storage and two further large double bedrooms.





Accommodation provides:

Enclosed front entrance porch with front and secondary inner door access to a large centrally positioned hallway with parquet flooring and double coats cupboard. From the hallway there is access to both reception rooms, breakfast kitchen and an inner hall leading to the bedroom accommodation. The reception rooms comprise; large front facing sitting/dining room with fireplace and bow window overlooking the front and a separate extremely spacious main living room with marble fireplace enjoys views over the rear garden.

A tiled breakfast kitchen also has a rear view overlooking the garden and is fitted with a range of base and wall cupboards having worktops with drainer sink, fitted breakfast table and space/plumbing for appliances. A further door leads to a side porch giving rear access.

From the inner hallway, there is a spacious tiled shower room with refitted suite comprising; large walk-in shower cubicle with splash screen, enclosed WC and vanity wash basin. There are two double bedrooms on the main ground floor with one bedroom overlooking the rear, with fitted furnishings. The second bedroom looks out onto the front and has further fitted book shelving. An original third bedroom or alternative study also overlooks the front with fitted book shelving and turn staircase leading to the first floor dormer accommodation.

The first floor provides a spacious landing area with various fitted deep store cupboards and further access to the remaining roof void. There are two additional large double bedrooms fitted with further storage/wardrobes and dormer windows overlooking the rear garden.

Please note partial restricted height ceiling to first floor accommodation.

The bungalow stands on an equally substantial garden plot with low rise front boundary wall having pillar entrance with dual access drive and integral garage. The garage offers potential to create the possibility of further extended bedroom accommodation (subject to building regulation) and has power connection and remote front roller door.

There is a small low maintenance garden area to the front and a side pathway leads to a large enclosed rear garden with established lawns having shrub/plant borders, garden shed, paved/gravel patios and pathway leading to large planted raised rockery area. Integrated within the main property is a store room and gardeners W.C which houses a replacement central heating boiler.





The property is offered for sale with no further upward sales chain.

Agents note: We understand from the vendor that historic extension work including dormer alteration was carried out approximately 45 - 55 years ago. The property is sold on the understanding that there is no evidence of paperwork relating to building/planning regulation at that time.

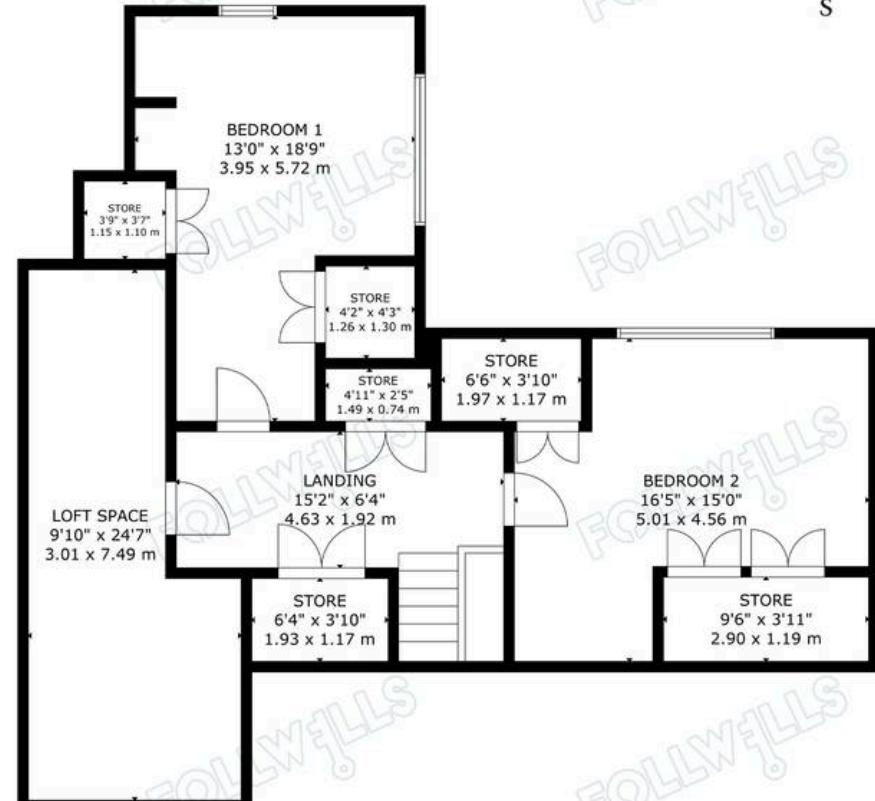
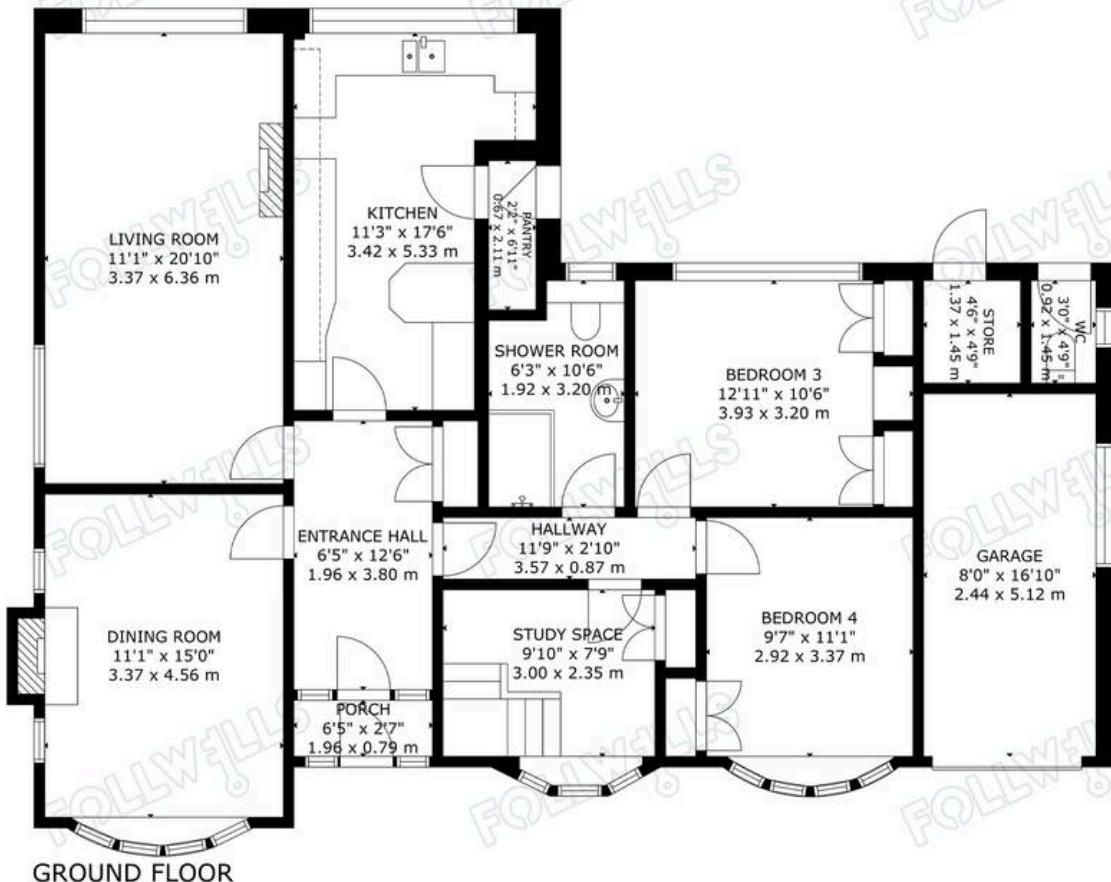
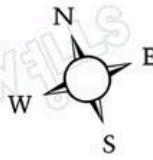
Sulphate Floor Test 06/01/26 - 910mg/l (SO4) with visqueen floor membrane.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D





GROSS INTERNAL AREA
TOTAL: 196 m²/2,112 sq.ft

GROUND FLOOR: 116 m²/1,246 sq.ft. FIRST FLOOR: 80 m²/866 sq.ft

EXCLUDED AREAS: GARAGE: 12 m²/134 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY