



FOLLOWWELLS

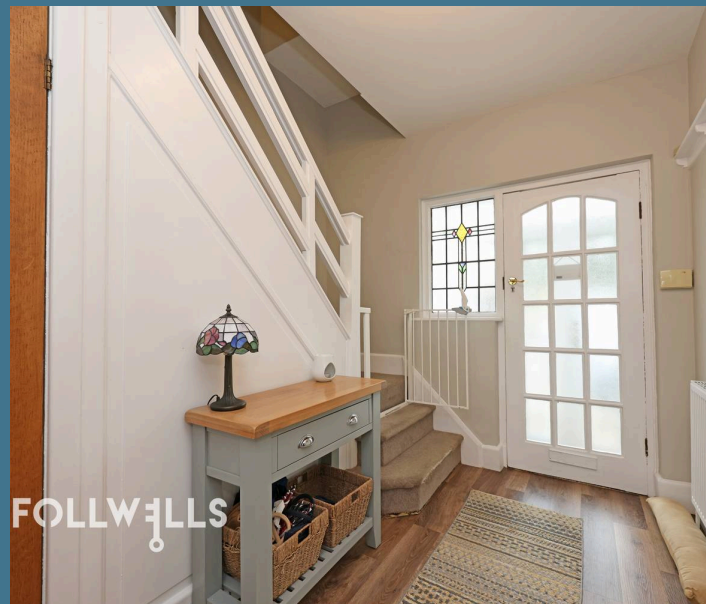
FOLLOWWELLS

59 Abbots Way, Newcastle - ST5 2EY  
£450,000

- Large Traditional Semi Detached Property
- Premium Sought After Plot Location
- Extensive Two Storey Side Extension
- Spacious Family Reception Rooms
- Breakfast Kitchen And Separate Utility
- Four Double Bedrooms With Master Ensuite
- Extensive Family Rear Garden With Attractive Outlook

A substantial semi detached property benefiting from a further two storey extension, ideally suited for a large growing family. Accommodation includes a feature reception hallway, two spacious family reception rooms, breakfast kitchen with a separate utility to the rear of a large garage which forms part of the extension. On the first floor there are four large double bedrooms to include a first floor extended master bedroom suite. Pleasantly situated in a most desirable and convenient location within the Westlands district, the property enjoys attractive views to the rear over adjacent Parkland. It holds a prominent position on Abbots Way with ample parking and benefits from a substantial family sized rear garden of approximately 120 ft (36m)

Accommodation: – Glazed enclosed entrance porch leading to the reception hallway with turn staircase and plate display rail. The two large family receptions comprise; front facing sitting/dining room with large bay window having fitted shutters and an ornate fireplace with tile surround/hearth having fitted cupboards/display shelving either side of the chimney breast recess. The second reception/living room is equally impressive with a gas fire in stone surround having further fitted cupboard/display shelving within the chimney breast recess. The room also features a large square bay window overlooking the rear garden with French door access. Also enjoying a rear view over the garden is a fitted breakfast kitchen having a range of units to three sides with sink unit and integrated dishwasher, fitted electric grill/oven and five ring gas hob with extractor.





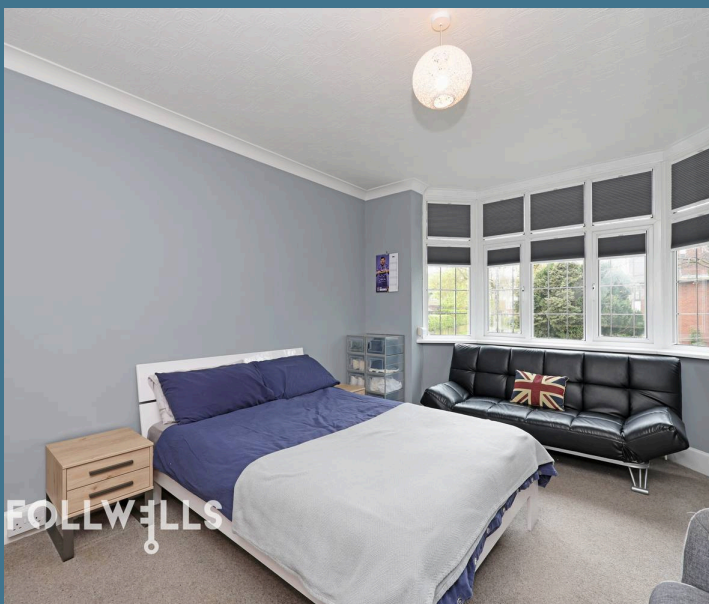
Returning from the hallway, there is an under stairs passageway leading to a large integral garage with further under stairs storage and cloaks/WC. To the rear of the garage is a separate utility fitted with a further range of cupboard units including housing of the central heating boiler and features a white glazed Belfast sink with provision for further appliances and washing facilities. There is a further window view and access out onto the rear garden. On the first floor is a split landing area with pull down ladder to loft access. To the right of the landing area is the extended master bedroom suite fitted with a range of wardrobes, cupboards and bedside cabinet units. A rear facing window enjoys pleasant views over the garden and parkland. There is a modern ensuite shower room featuring an enclosed tile shower cubicle with spa shower and combined unit WC/vanity wash basin.

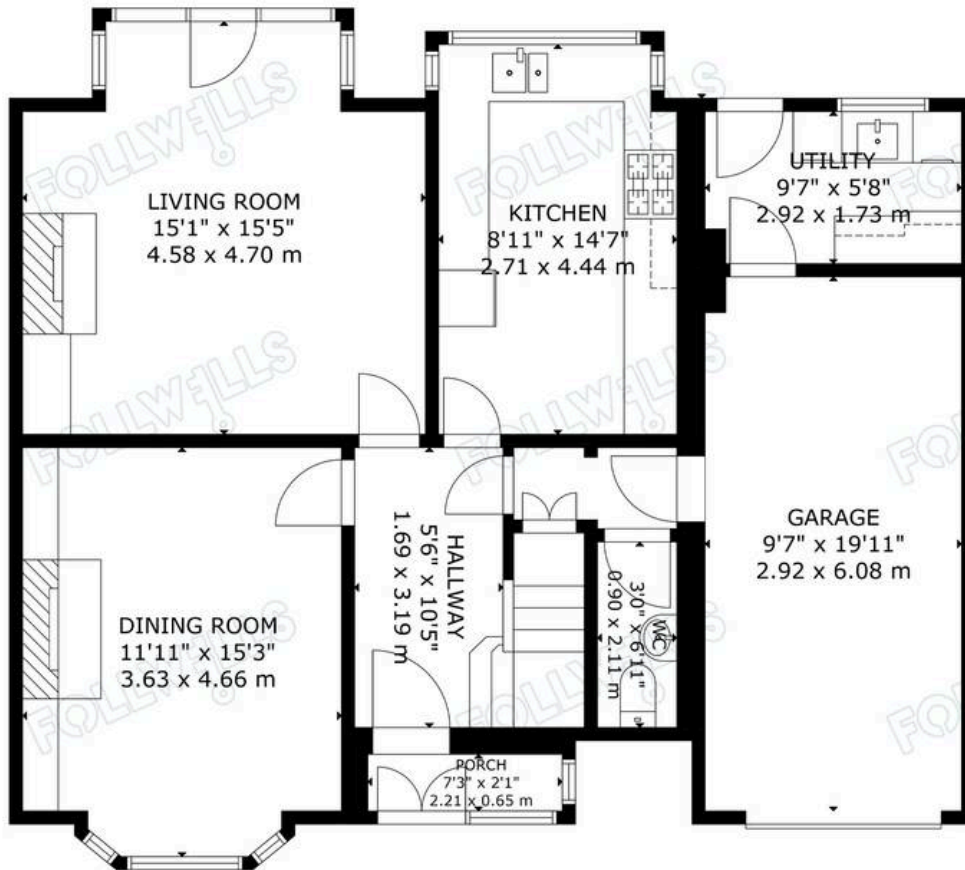
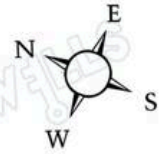
The original bathroom is split either side of the landing area with washroom/WC facilities on one side and the bathroom with further wash basin and over stairs linen cupboards situated to the other side of the landing. The remaining original bedrooms are all of large double proportion. They include a large repeat front bay window to the second bedroom, with the remaining family bedrooms having built-in wardrobe storage and further views over the rear garden and parkland. The property enjoys an ideal position on Abbotts Way, having block paved frontage providing parking for vehicles. There is access to the side leading to an extensive enclosed family garden of approximately 120ft (36m) depth with paved patio, large lawn having plant borders and steps leading up to a further extensive paved and stone chip sun patio, ideal for summer entertaining. There is also a small aluminium store shed.

Council Tax band: E

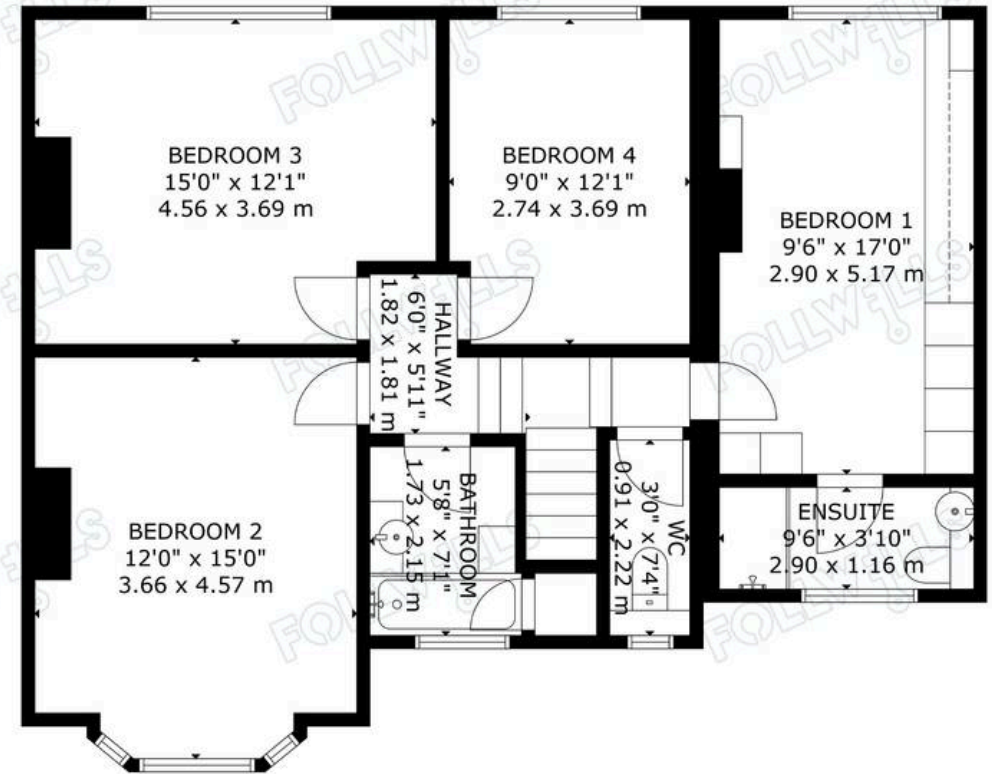
Tenure: Freehold

EPC Energy Efficiency Rating: C





GROUND FLOOR



FIRST FLOOR