



Calrofold Drive
Waterhays, ST5 7SZ

- A DETACHED HOUSE
 - BEAUTIFULLY PRESENTED
 - SPACIOUS ACCOMMODATION
 - FOUR BEDROOMS, NO CHAIN
 - LOUNGE INTO DINING ROOM, CONSERVATORY
 - GOOD SIZED DRIVEWAY
 - INTEGRAL GARAGE
 - UTILITY, CLOAKS/W.C, BATHROOM & ENSUITE
- £300,000**





Property Description

INTRO

Situated in this highly sought after estate in Waterhays, we are proud to market this beautifully presented and spacious detached family sized house with NO CHAIN, having FOUR BEDROOMS, TWO RECEPTION ROOMS, CONSERVATORY and INTEGRAL GARAGE! From the fitted kitchen, features a useful open utility, with further cloaks W.C. To the first floor are the good sized bedrooms, family bathroom and ensuite. A driveway provides parking for several vehicles and the property boasts a nicely enclosed rear garden. UPVC double glazing and gas central heating. An ideal location for popular local schools, amenities, and road links across the city. A range of fixtures/fittings could be included in the sale, subject to requirements. Don't miss this opportunity, contact us today to get your viewings booked!

DIRECTIONS

Please follow Sat Nav with postcode ST5 7SZ. From Cedar Road, turn into Aston Road and left into Huntsback Drive. Upon entering Calrofold Drive, the property can be found





immediately across the road, as identified by our For Sale sign.

ACCOMMODATION

ENTRANCE PORCH

UPVC front entrance door and side windows. Tiled flooring. Wall light fitting and spotlights to ceiling.

ENTRANCE HALL

6' 1" x 4' 11" (1.85m x 1.5m)

Timber door and side window. Radiator. Staircase to the first floor.



LOUNGE

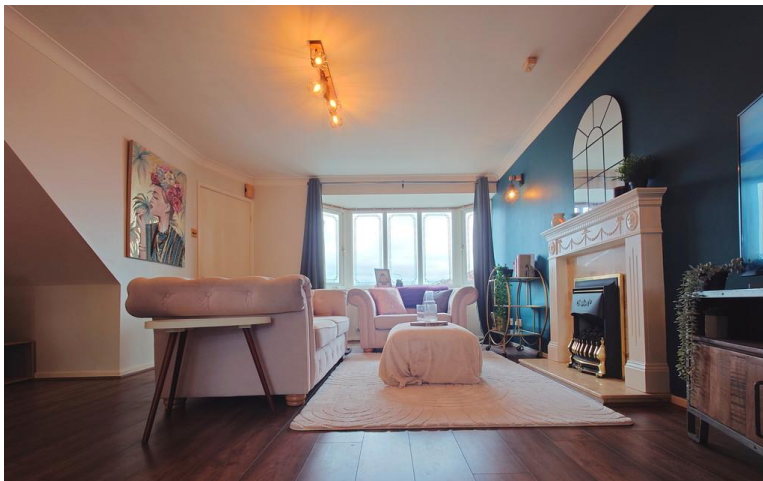
16' 7" x 15' 6" (5.05m x 4.72m)

A chic and spacious living room, with bay window to the front. Gas fire and feature surround. Feature ceiling light fitting and two wall lights. Coving to the ceiling. Wooden flooring. Two radiators. Open downstairs section. Wide open arch to:

DINING ROOM

8' 10" x 8' 6" (2.69m x 2.59m)

A defined space for a dining table. Wooden flooring. Ceiling light fitting. Radiator. Sliding patio doors to:



CONSERVATORY

18' 4" x 9' 0" (5.59m x 2.74m)

A dwarf wall and UPVC double length conservatory. French doors to the side/rear garden. UPVC windows. Tiled flooring. Perspex roof. Ceiling light and fan.

KITCHEN

9' 10" x 8' 6" (3m x 2.59m)

A well fitted kitchen with both base and wall mounted cupboard units. Worksurfaces over with splash back tiling. Window to the conservatory. Single drainer sink unit. Electric oven/ grill with four ring gas hob, and extractor over. Space/plumbing for a dishwasher. Wall mounted microwave. Tiled flooring, radiator. Spotlight ceiling track. Extractor fan. Door to hallway. Open arch to:



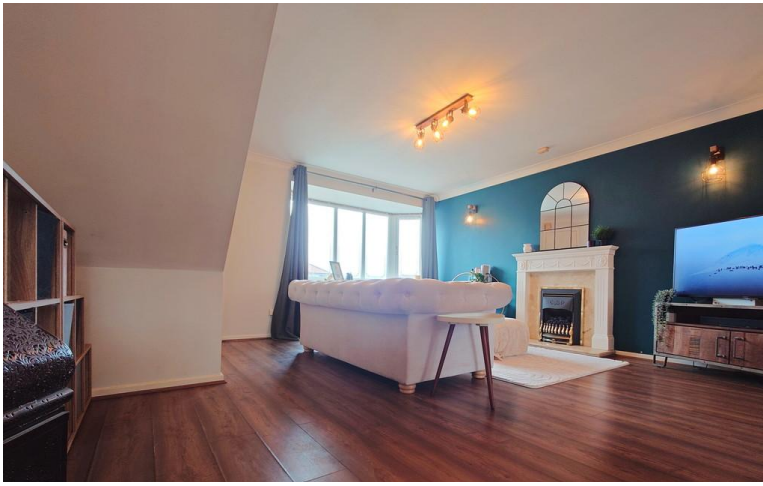
UTILITY AREA

7' 2" x 4' 7" (2.18m x 1.4m)

Further base and wall mounted cupboard units, with single drainer sink unit and worksurfaces. Space/plumbing for a washing machine and dryer. Space for both a tall fridge and tall freezer. Window overlooking the rear garden. UPVC side access door. Spotlight ceiling track.

HALLWAY

Tiled flooring. Doors to:



CLOAKS/ W.C

4' 4" x 3' 7" (1.32m x 1.09m)

Low level W.C and wash hand basin with splash back tile. Vanity mirror cabinet. Radiator. Tiled flooring. Frosted window to the side aspect.

INTEGRAL GARAGE

17' 9" x 8' 0" (5.41m x 2.44m)

Up and over front door. Power and lighting. Electric consumer unit. Baxi solo condenser boiler head unit.

FIRST FLOOR LANDING

Door to useful storage cupboard, also housing hot water immersion cylinder tank. Loft access via hatch and pull down ladder.

BEDROOM ONE

12' 5" x 11' 11" (3.78m x 3.63m)

Window to the front, radiator. Door to store cupboard. Built in wardrobes. Door to:

ENSUITE

6' 10" x 5' 0" (2.08m x 1.52m)

Enclosed glass shower cubicle with Triton electric shower. Low level W.C and wash hand basin with cupboard below. Part tiled walls, vinyl flooring. Vanity mirror cupboard unit and further storage vanity cupboard. Chrome towel radiator. Frosted window to the front.

BEDROOM TWO

12' x 9' 0" (3.66m x 2.74m)

Window to the rear, radiator. Open wardrobe for storage.

BEDROOM THREE

11' 10" x 8' 2" (3.61m x 2.49m)

Window to the front, radiator. Open wardrobe.

BEDROOM FOUR

9' 11" x 8' 0" (3.02m x 2.44m)

Window to the rear, radiator.

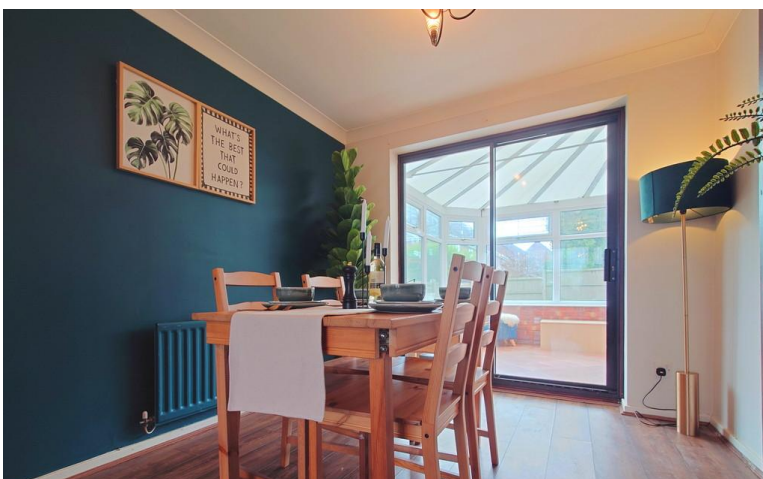
BATHROOM

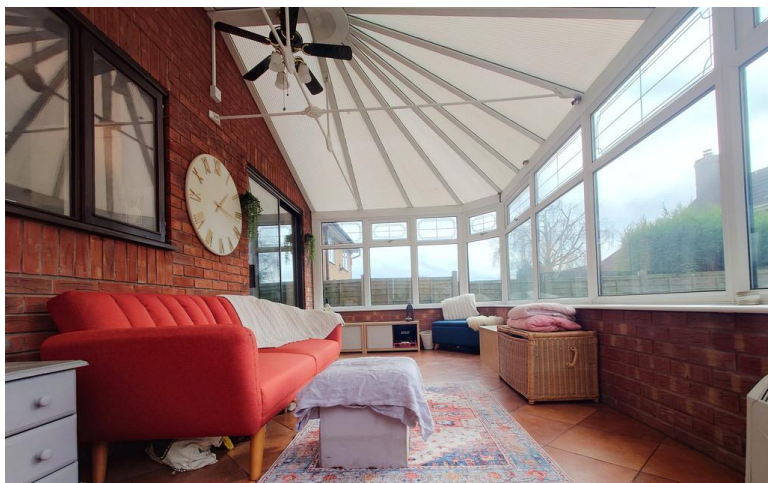
8' 10" x 6' 3" (2.69m x 1.91m)

A Jacuzzi style panelled bath with electric overbath shower, low level W.C and wash hand basin with vanity cupboards below. Part tiled walls and tiled flooring. Spotlights to the ceiling. Vanity mirror unit and wall mounted vanity cupboard. Frosted window to the rear.

EXTERNALLY

FRONT/ DRIVEWAY





A spacious block paved driveway with parking for multiple vehicles. Gated access through to the rear.

REAR GARDEN

An enclosed paved patio area, gravelled stone section and laid to lawn garden. Fencing to all sides. Two timber sheds.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.



MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .



LOCAL AUTHORITY

Newcastle Borough Council.

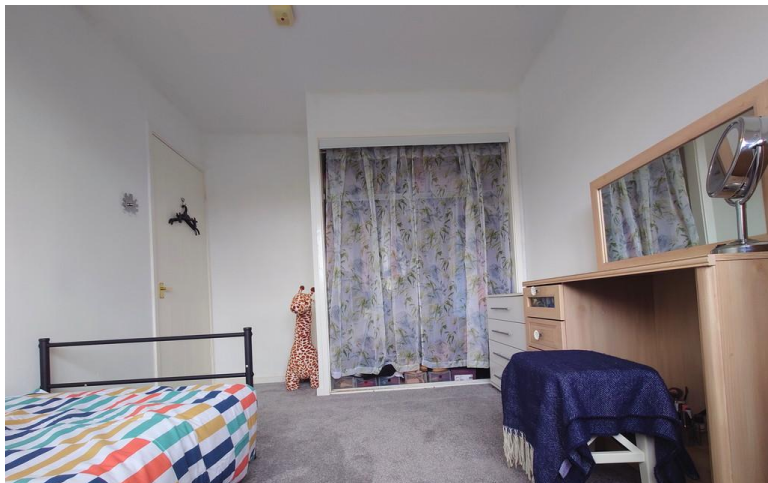
COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: Potential:









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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements