



FOLLWELLS

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70 Myott Avenue, Newcastle - ST5 2ER
£425,000

- Beautifully Appointed Traditional Semi Detached Residence
- Desirable And Convenient Town Location
- Substantially And Sympathetically Extended
- Impressive Modern Open Plan Family Dining/Kitchen
- Four Double Bedrooms
- Master With Luxury En-Suite
- Large Useful Integral Garage

A beautifully appointed traditional family home, within a much desired and convenient location, being within walking distance of the town centre. The property has been sympathetically extended by its current owners to provide a two storey side extension, creating a substantial integral garage area with master bedroom suite above. Constructed at a similar time was a further rear extension creating a truly enviable and magnificent open plan family dining kitchen with large living area.

Accommodation: –

External front canopy storm porch with composite entrance door opening to the reception hallway having return staircase to the first floor with under stairs storage, and feature radiator. A traditional panel door opens to the front sitting room with feature bay window and fitted shutters, modern radiator and centrepiece inset remote electric fire with feature surround having fitted cupboard/book shelving either side of the chimney breast.





A further door from the hallway opens to a truly impressive open plan family dining kitchen and living space having underfloor heating throughout. The kitchen area is extremely well fitted with quartz work surfaces and a range of cupboard/pan draw units, integrated dishwasher and Belfast dual sink fitted with boiling water tap.

A matching tall range provides further cupboard storage with integrated fridge freezer and centrepiece twin side-by-side conventional electric ovens, combined microwave oven and wine chiller.

Off the kitchen area is a large walk-in pantry with fitted shelving. Open from the dining kitchen is a large open plan family living space which features central sliding patio doors opening to the rear garden and further store cupboards with display shelving to the side of a second chimney breast. Returning from the dining area a door opens to an inner vestibule with decorative tile flooring running through to a cloakroom/WC.



Internal access is also given to a large integral full height garage space with remote roller door offering the possibility to be converted into further habitable accommodation. It currently provides a large useful space fitted with base and will store cupboards including plumbing for washing facilities and further Belfast sink with hot and cold water taps.

The first floor is accessed from a split landing area with a large walk in fitted linen cupboard. The master bedroom suite features twin illuminated walk in wardrobes with a window overlooking the rear garden and opens to a luxurious four piece ensuite bathroom. The bathroom is fitted with a tile panelled bath with feature wall mounted mixer tap/spray, large walk-in shower cubicle with centrepiece mains power shower/spray, a vanity wash basin and WC. It is finished with complimentary tiling having a large fitted vanity mirror over the bath and twin towel radiators.

The opposite end of the landing gives access to the remaining original bedrooms which are all of double proportion and retain original tile fireplaces. There is also a separate modern re-fitted, tiled family shower room; comprising corner shower cubicle with mains power shower/spray, corner vanity wash basin and WC.

Externally the property holds a corner plot, situated close to the Whitmore Road end of the Avenue and has driveway frontage for several vehicles with hedge screening to the front boundary. There access to the side which leads to an enclosed rear garden with a block paved raised patio and shallow steps down to a lawn area. Additionally, there is an attached composite store shed.





Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E



