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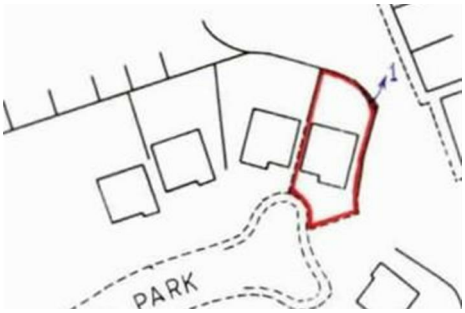


7 Richmond Park

Parklands, Wallsend, NE28 8UN

GUIDE PRICE £365,000 TO £375,000 • IMMACULATELY PRESENTED • SUPERB FAMILY HOME •

CORNER PLOT • CUL DE SAC LOCATION • IMPRESSIVE SUBSTANTIAL EXTENSION •

FOUR BEDROOMS • EN SUITE TO MASTER BEDROOM • SPACIOUS DINING KITCHEN •

DOWNSTAIRS WC • THREE CAR DRIVEWAY • FREEHOLD • COUNCIL TAX BAND D • ENERGY RATING C

Guide Price £365,000

4 2 2 C

- Guide Price £365,000 to £375,000
- Substantial Family Room
- Ample Driveway Parking
- Four Bedroom Detached House
- Generous Dining Kitchen
- Freehold
- En Suite to Master Bedroom
- Downstairs WC
- Energy Rating C

Entrance

Composite entrance door opening into the hall. Staircase leading to the first floor accommodation. Access into the lounge. Wood effect laminate flooring and panelling to walls.

Lounge

13'2" x 12'8" (4.02 x 3.85)
A nice room to the front of the property with glazed double doors providing access into the dining kitchen. Double glazed bay window to the front elevation, media wall, panelling to one wall and radiator.

Dining Kitchen

11'0" x 25'1" (3.36 x 7.65)
A generous sized room, which provides access into the family room, ground floor WC and the side external door. The kitchen area is fitted with a comprehensive range of modern wall and base units with complementing splash back wall tiling. Sink unit, built in five ring hob with overhead extractor hood, built in microwave, grill and oven. Down lighting to the ceiling, tile effect laminate flooring, breakfast bar and radiator.

Cloakroom/WC

4'7" x 4'8" (1.40 x 1.43)
Off the lobby and kitchen. Comprising: WC and wash hand basin set in vanity unit, double glazed window to the side elevation, radiator.

Family Room/Sun Room

14'10" x 25'6" (4.52 x 7.77)
This room is stunning, benefitting from a number of skylights and three sets of doors provding access to rear garden, therefore there is an abundance of natural lighting flowing into the room..

First Floor Landing

Access into the bedrooms and the principal bathroom.

Master Bedroom

12'2" x 10'5" (3.72 x 3.18)
A double room which has built in sliding door wardrobes to one wall and access into the en-suite shower room. Radiator and double glazed window to the front elevation.

En Suite

5'9" x 5'1" (1.76 x 1.55)
Comprising: shower cubicle, WC and wash hand basin set in vanity unit, verticle radiator, plastic panelling to walls, laminate flooring. To the front elevation.

Bedroom Two

11'0" x 9'3" (3.36 x 2.82)
Double glazed window to the front elevation, radiator and fitted furniture.

Bedroom Three

9'5" x 7'1" (2.88 x 2.15)
Double glazed window to the rear elevation, radiator and fitted furniture.

Bedroom Four

7'10" x 5'5" (2.40 x 1.65)
Double glazed window to the rear elevation, radiator, laminate flooring. Currently used as home office.

Principal Bathroom

7'1" x 8'6" (2.16 x 2.58)
A modern suite comprising: bath with shower over, WC and wash hand basin set in vanity unit, tiling to the walls and the floor, down lighting to the ceiling, verticle radiator, double glazed window to the rear elevation.

Garage

Currently used as gym. Electric shutter and side access also.

External

There is a good sized driveway to the front of the property, allowing for a number of off road vehicles. The side garden is block paved with a fenced perimeter, it leads to the rear garden and provides direct access into the kitchen. The rear garden area is paved with a raised decked seating area. The are no buildings directly behind this property, therefore it offers privacy.

Material Information

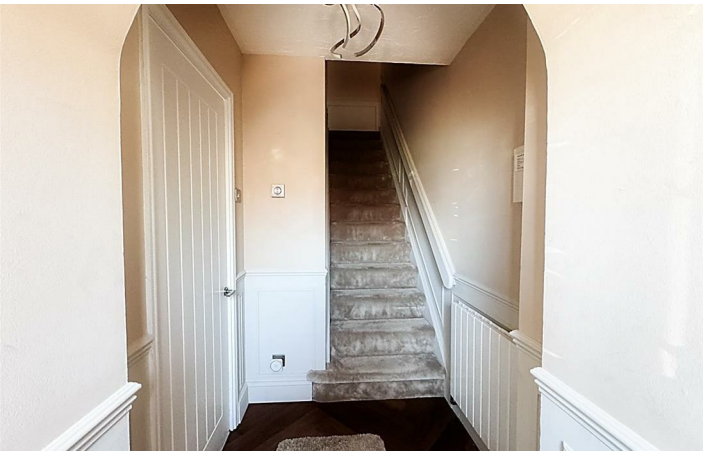
BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk

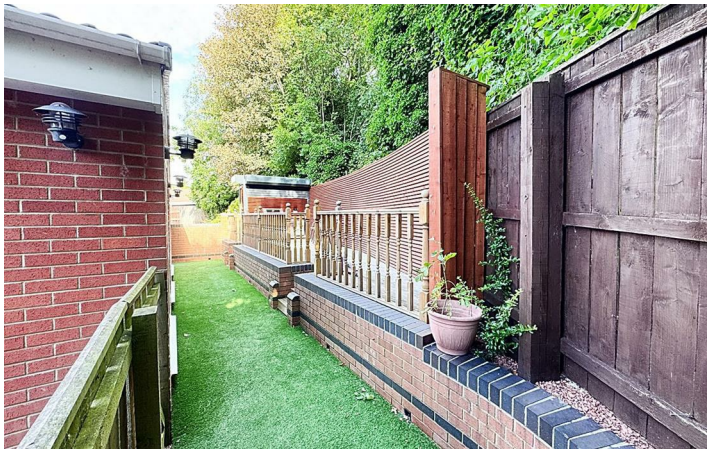
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

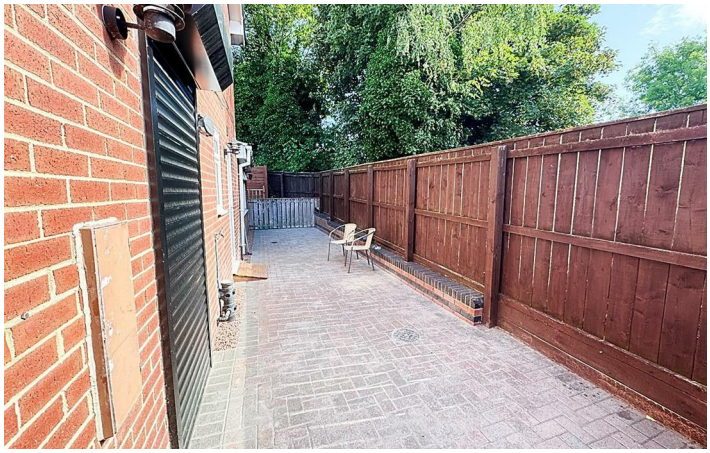
EE- Good outdoor, variable in-home
O2- Good outdoor
Three- Good outdoor
Vodafone - Good outdoor
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

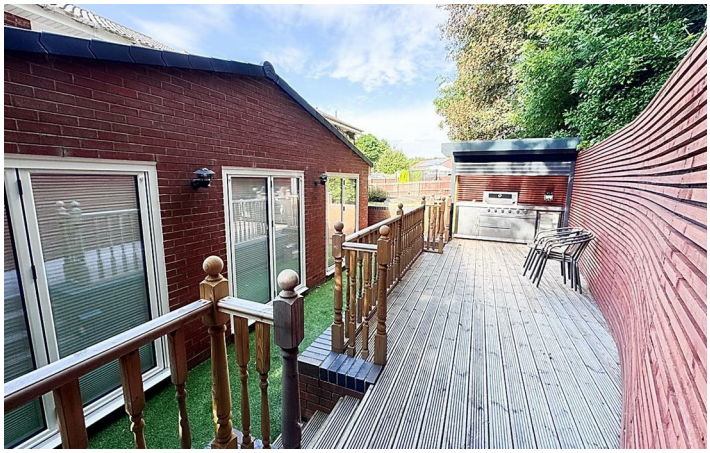
FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

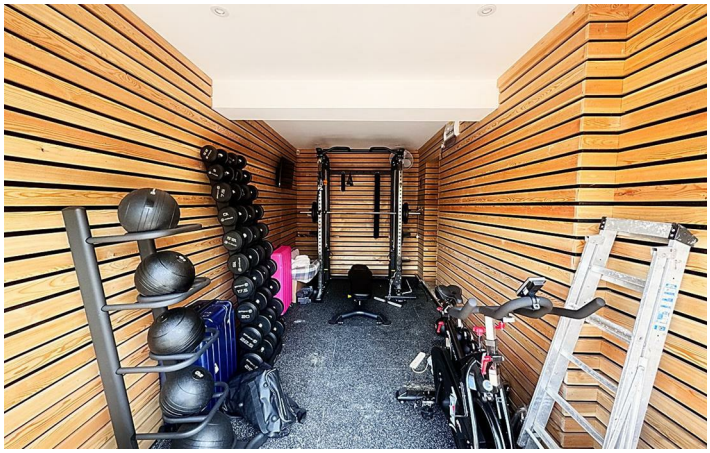
CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.



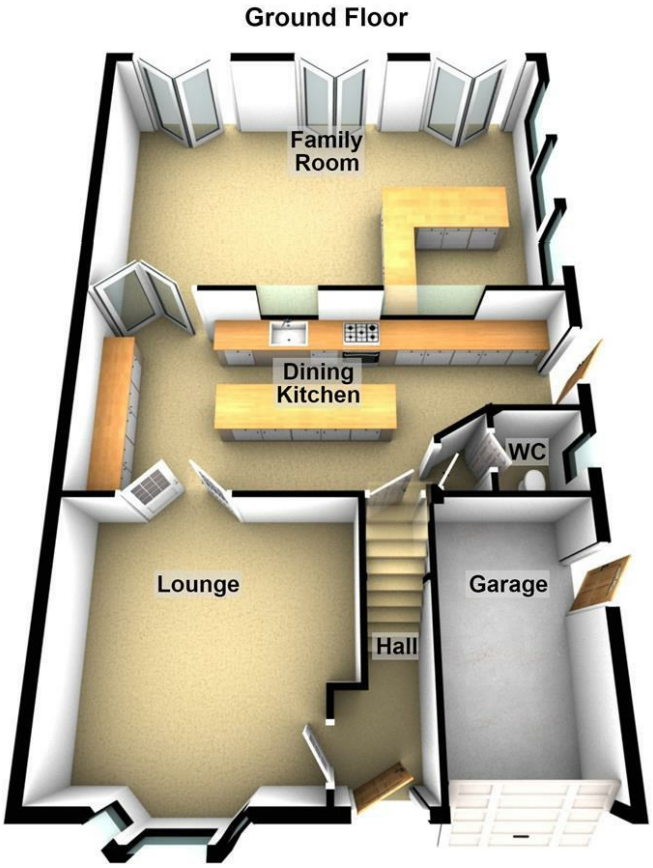


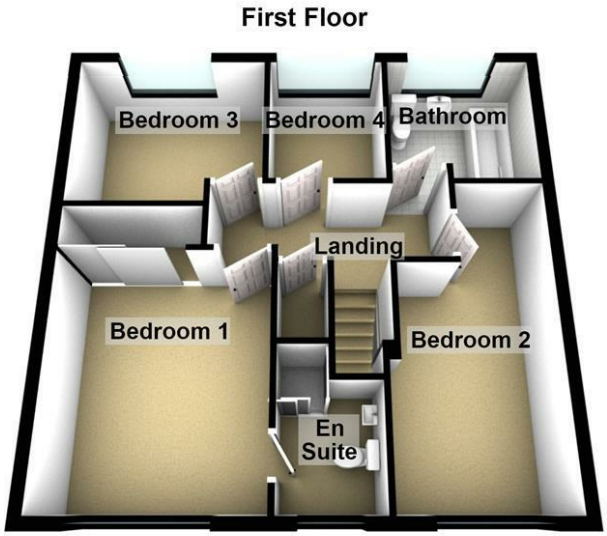




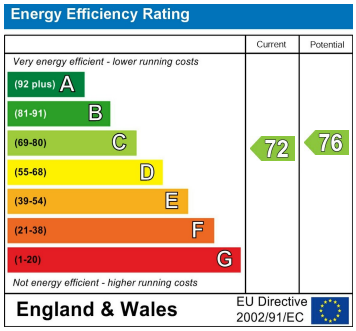


Floor Plan





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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