BRUNTON

RESIDENTIAL

WEST LANE, NEWCASTLE UPON TYNE, NE12

Offers Over £300,000

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DYKOOK
CAT OUT

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Cat
FOOD
BISCUITS

Delightful four-bedroom semi-detached family home on West Lane in Forest Hall, Newcastle Upon Tyne, offering spacious room proportions, excellent storage and a versatile layout. The property is beautifully presented throughout and combines comfortable family accommodation with a number of useful practical features.

The generous proportions are a real strength, with two substantial reception rooms, a well-equipped kitchen, useful utility space and a particularly large family bathroom. The property also benefits from a larger-than-average garage, extensive loft storage and attractive period touches, while the adaptable fourth bedroom currently provides an ideal home office. The combination of excellent internal space, good storage and private outdoor areas makes this a highly practical family home.

The property is situated within the popular residential area of Forest Hall, with a good range of local shops, schools, everyday amenities and recreational facilities available nearby. The property is also well positioned for access to surrounding areas of North Tyneside and Newcastle Upon Tyne, with road links providing convenient connections across the wider region. The nearby playing fields also provide an attractive open outlook from the front of the property.

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The internal accommodation comprises: The property is entered via a front door into a welcoming entrance vestibule, featuring attractive tiled flooring which adds a lovely touch of character and reflects the period of the property. The vestibule provides useful cloak and shoe storage before leading into the main hallway, where there is access to the principal reception rooms and staircase to the first floor. To the front is the dining room, a particularly generous reception space with ample room for a large dining table and substantial furniture. The room is beautifully presented and features an attractive fireplace together with a large picture window overlooking the front garden.

The living room is positioned to the rear and is another generous reception space, with French doors opening directly onto the rear garden. The room provides plenty of space for comfortable seating and benefits from a large under-stairs storage cupboard. A further door leads through to the kitchen. The kitchen is fitted with a range of wall and base units, complemented by a useful moulded breakfast bar with cupboards beneath. There is ample worktop and storage space, together with provision for a large range cooker and an integrated fridge/freezer. A large picture window overlooks the rear garden, providing excellent natural light. The kitchen leads into a useful galley-style utility room, with further wall and base units, together with plumbing and electrics for a washing machine and tumble dryer.

The utility room also provides access to the downstairs WC and an internal door through to the garage. The garage is particularly generous compared with many modern garages, offering space for a car together with electrics and an electric roller door.

To the first floor, a spacious landing provides access to all four bedrooms and the family bathroom. Bedrooms one, two and three are all good-sized doubles, with bedrooms one and two benefiting from built-in wardrobes. Bedroom one is particularly generous, while bedrooms one and three enjoy attractive views across the playing fields to the front. Bedroom four is a well-proportioned single room, currently arranged as a study, and benefits from a large skylight which provides plenty of natural light. The family bathroom is an especially generous space and is fitted with a walk-in shower in a wet-room configuration, a full-sized bath which has been adapted for accessibility, bidet, WC and wash hand basin.

The property also benefits from excellent loft storage, with three access hatches provided. The original hatch is located on the landing, while a further hatch within bedroom three is fitted with a pull-down ladder, giving convenient access to the loft space.

Externally, the front garden is predominantly block paved, with attractive stone and brick-built beds defining the boundaries. A driveway provides off-street parking for two vehicles and gives direct access to the garage. To the rear is a predominantly block-paved garden with a brick-built shed, complemented by attractive cast iron boundary fencing and a secure cast iron gate providing access to the rear.

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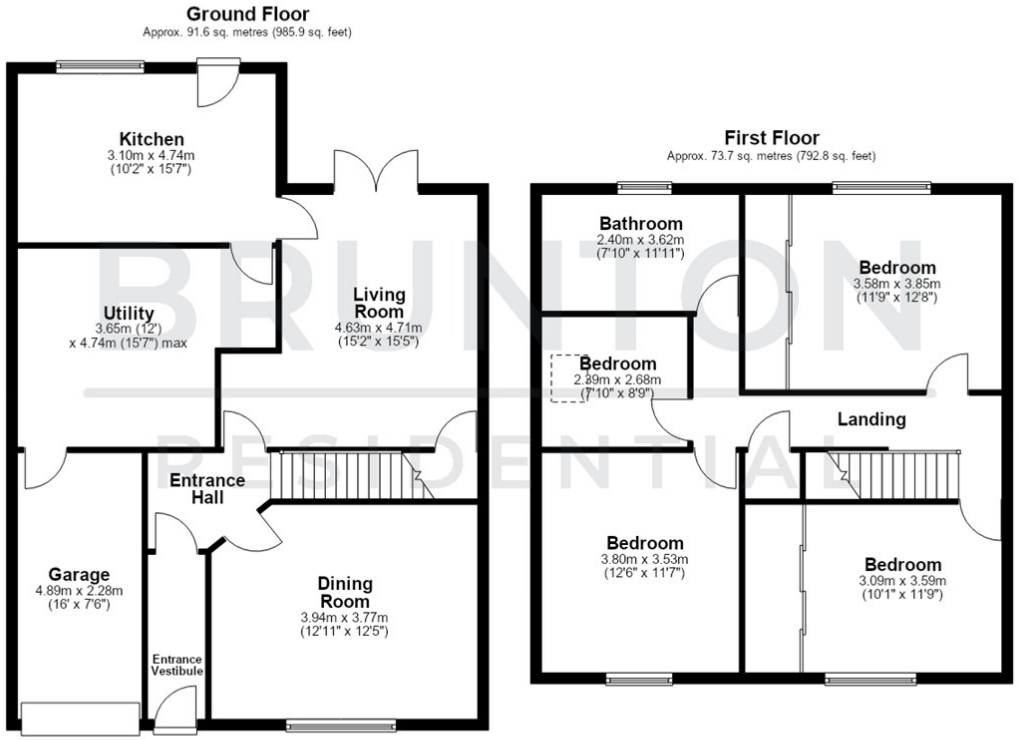
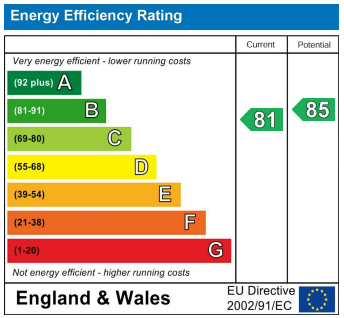
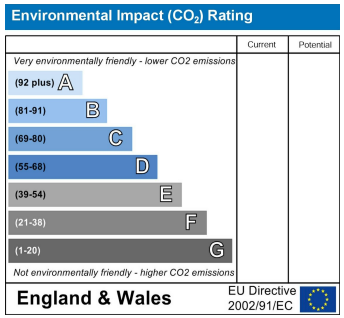
TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : C

EPC RATING : B



Total area: approx. 165.3 sq. metres (1778.8 sq. feet)