





- BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI DETACHED HOUSE
- WELL LOCATED WITH THE POPULAR NEWBY AREA
- LIVING ROOM WITH FIREPLACE AND BAY WINDOW
- MODERN KITCHEN WITH BREAKFAST BAR
- SPACIOUS GARAGE AND GENEROUS GARDEN
- FAR REACHING VIEWS

We are delighted to present this beautifully presented four bedroom semi-detached house, ideally situated in the ever-popular Newby area.

This elegant family home offers a superb blend of style and comfort, with a welcoming living room featuring a charming fireplace and a striking bay window that fills the space with natural light, creating a warm and inviting atmosphere. The modern kitchen is thoughtfully designed with a sleek breakfast bar, perfect for casual dining or entertaining guests, while providing ample storage and workspace for keen cooks. Each of the four bedrooms is generously proportioned, offering flexibility for family living, guest accommodation, or a home office if desired.



To the rear, the property boasts a generous enclosed garden, providing an excellent outdoor space for children to play, al fresco dining, entertaining, or simply relaxing and enjoying the peaceful surroundings. Additional features include a spacious garage, offering excellent storage or workshop potential. The property enjoys far-reaching views, adding to the sense of space and tranquillity. Located close to a range of local amenities, schools, and transport links, this impressive home is well suited to families seeking both convenience and a high standard of living. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.



## GROUND FLOOR:

### Porch

### Lounge

16' 9" x 11' 10" (5.10m x 3.60m)

### Hallway

14' 5" x 6' 7" (4.40m x 2.00m)

### Kitchen/Diner

18' 4" x 9' 10" (5.60m x 3.00m)

### Garage

14' 9" x 8' 10" (4.50m x 2.70m)

## FIRST FLOOR:

### Landing

8' 2" x 5' 11" (2.50m x 1.80m)

### Bedroom 1

14' 9" x 8' 6" (4.50m x 2.60m)

### Bedroom 2

13' 5" x 11' 2" (4.10m x 3.40m)

### Bedroom 3

11' 2" x 11' 2" (3.40m x 3.40m)

### Bedroom 4

10' 6" x 7' 3" (3.20m x 2.20m)

### Bathroom

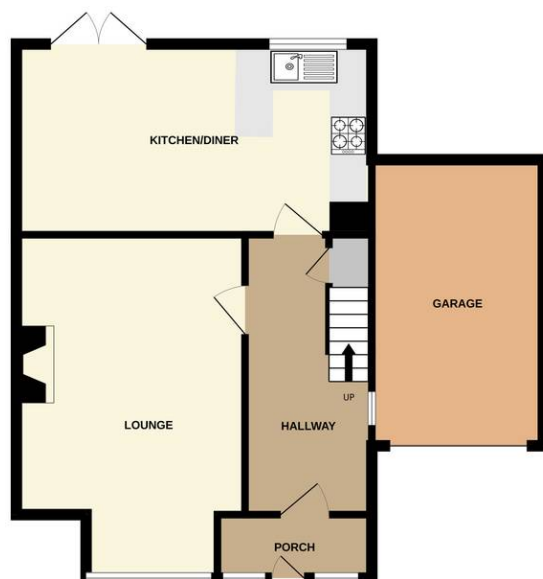
7' 10" x 7' 7" (2.40m x 2.30m)

## HMRC

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office



GROUND FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1191 sq.ft. (110.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Interested?

Contact our friendly team today  
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With you every step of the way



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