



3



2



1

- 3 Bedroom Semi Detached House
- Allocated Parking for 2 Cars

- Gas Central Heating
- Council Tax Band C

- Modern Open Plan Kitchen Diner
- No Upper Chain Involved

- Sealed Unit Double Glazed Windows

- En-suite to Bedroom 1
- Enclosed Rear Garden with Westerly Aspect
- EPC rating B



Immaculately presented 3 bedroom semi detached house situated with in a cul-de-sac on the popular modern development of Dovecote Place. Benefitting from gas central heating and sealed unit double glazed windows. Offered for sale with no onward chain involved the property briefly comprises of an Entrance Hallway with laminate flooring, stairs to the first floor and a storage cupboard under the stairs. Lounge with dual aspect windows to the front and side, great open plan Kitchen Diner with Bi-folding doors onto the rear garden, good range of wall and base units with worktop surfaces, one and a half stainless steel sink and drainer unit, integrated high level double oven, 5 burner gas hob with an extractor hood over, there is also an integrated dishwasher and automatic washing machine, laminate flooring, spotlights to the ceiling, wall mounted Combi boiler enclosed in the wall unit, there is also an integrated fridge freezer. To the first floor the Landing has a loft hatch with a pull down ladder to a part boarded loft, and a storage cupboard. Bedroom 1 has an En-suite Shower Room comprising of a double shower cubicle with a mains shower, low level w/c, vanity unit with a hand wash basin, tiled splash back, spotlights to the ceiling, heated towel rail and and extractor fan. There are 2 further Bedrooms.

Externally there is a lawned garden to the front and 2 allocated parking bays, gate access to the side via a paved pathway leading to an enclosed rear garden with lawned area, raised decking and a paved patio all which enjoy a Westerly aspect.

Throckley is a popular village on the Western periphery of Newcastle. Served with good local amenities and schools, there is good access to the A69, with excellent road and public transport links into the city.

#### Entrance Hallway

#### Lounge

#### Dining Kitchen

#### First Floor Landing

#### Bedroom 1

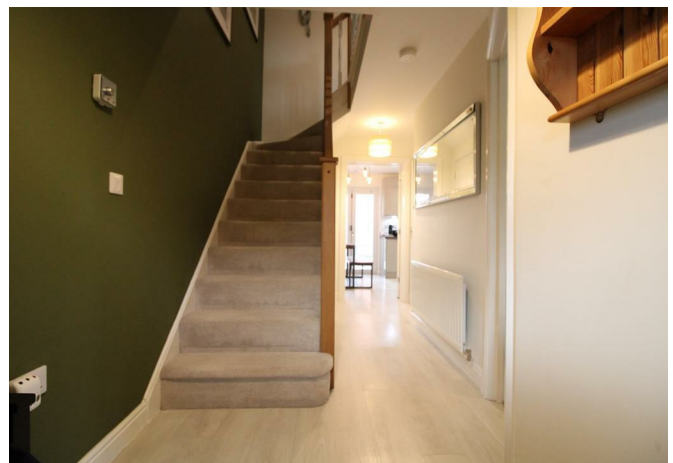
#### En-Suite

#### Bedroom 2

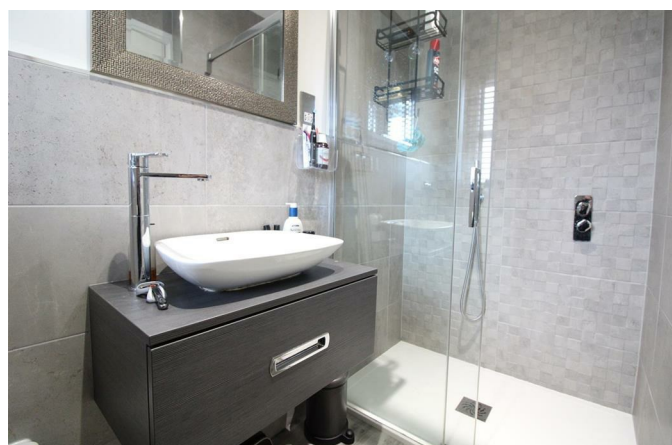
#### Bedroom 3

#### Bathroom

*\*Please see Floor Plan on Page 4 for room sizes.*







Energy Performance: Current B Potential A

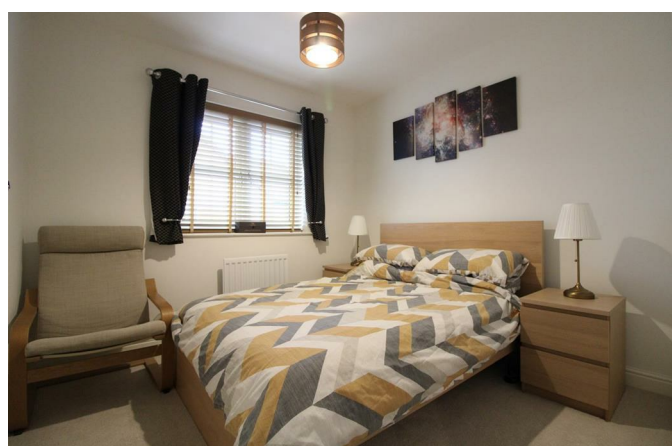
Council Tax Band: C

Distance from School:

Distance from Metro:

Distance from Village Centre:

*Please note all sizes and distances are approximate.*



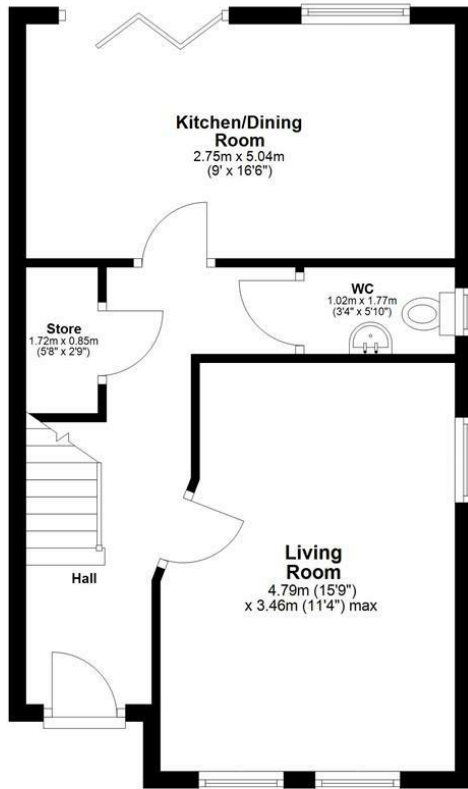
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## Ground Floor

Approx. 42.9 sq. metres (461.9 sq. feet)



## First Floor

Approx. 42.9 sq. metres (462.3 sq. feet)



Total area: approx. 85.9 sq. metres (924.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.