



3



2



2

- Extended 3 Bedroom Semi Detached House
- Extended Modern Kitchen
- Immaculately Presented Throughout
- Council Tax Band C

- Great Open Plan Living
- Garage Part Converted to Utility Area
- Driveway Parking

- Lovely Enclosed Rear Garden
- Downstairs Shower Room
- EPC D

3 bedroom extended semi detached house situated on the popular residential location of Coquet Grove. Benefitting from gas central heating and sealed unit double glazed windows. The property briefly comprises of an Entrance Porch with tiled floor with a leaded light inserts to the panelled door leading to the Internal Hallway which has stairs to the first floor and tiled flooring. Ground floor Shower room with a walk in shower which has an electric shower, low level w/c, vanity unit with wash hand basin, tiled splash back, spotlights to the ceiling, heated towel rail and tiled floor. Lounge with tiled floor, contemporary feature fireplace, folding doors leading to the Dining Room which has tiled flooring, stairs to the Kitchen, French doors to the garden and open plan to the Sun Room which has tiled flooring and doors to the rear garden. Breakfasting Kitchen with a good range of wall and base units, roll top work surfaces, double stainless steel sink, tiled splash back, integrated double high level oven, gas hob with an extractor hood over, spotlights to the ceiling, integrated fridge and dishwasher, tiled flooring, door to rear garden and door to the Utility Area which is part of the converted Garage and has a wall mounted Combi boiler, wall and base units, stainless steel sink and drainer unit, tiled splash back, electric roller garage door and tiled flooring. Landing with storage cupboard. Bedroom 1 has fitted wardrobes and aloft hatch with pulldown ladders to a boarded out loft. There are 2 further bedrooms. Family Bathroom with a panelled bath with a mains shower over and a shower screen, low level w/c, vanity units with a wash hand basin, tiled wall and a heated towel rail.

Externally to the front there is a block paved driveway and well stocked borders. To the rear there is an enclosed garden with lawn and decking areas.

Coquet Grove is a popular residential area, well placed for village amenities. Throckley is situated on the Western periphery of Newcastle

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





Energy Performance: Current D Potential C
Council Tax Band: C
Distance from Throckley Primary School: 0.4 miles
Distance from Supermarket: 0.7 miles
Distance from Callerton Parkway Metro: 4.5 miles
Distance from Newcastle Airport: 4.8 miles

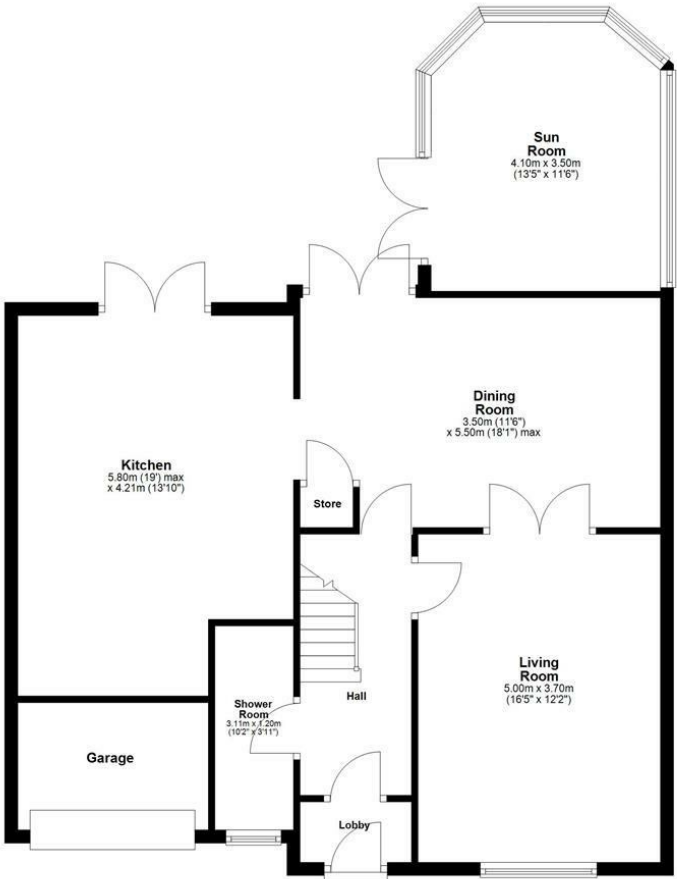


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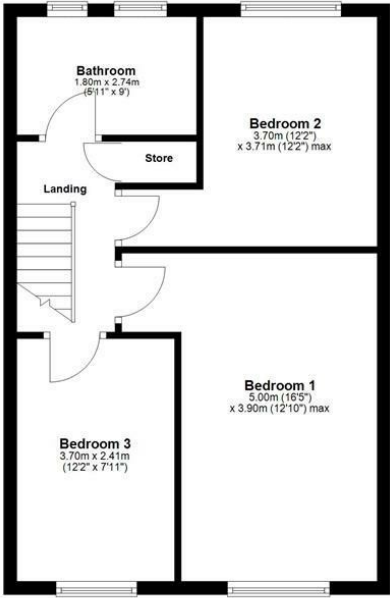
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Ground Floor



First Floor



Total area: approx. 142.4 sq. metres (1532.9 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.