



4



2



3

- 4 Bedroom Semi Detached House
- Rare to the Market
- Detached Double Garage
- EPC rating C | Council Tax Band E
- Fantastic Gardens
- Extended open plan Kitchen Diner
- Bedroom 1 with En-suite and walk-in Wardrobe
- Private Road
- Lots of Charm & Character
- Ample Driveway Parking

Ponteland: NE20 9SU
01661 829164

West Denton: NE5 5AD
0191 267 7500

Heaton: NE6 5LQ
0191 265 4400

Gosforth: NE3 1DH
0191 284 8100

An absolutely stunning residence! 'Vivian Cottage' is an extended 4 bedroom semi detached house with a half acre plot giving it fantastic gardens. Situated on a private road within easy access of the A69 and A1. Benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with a storage cupboard housing the Combi boiler, Lounge with Bay window to the front aspect, ornate coving and rose to the ceiling, feature fireplace with living flame effect stove. The Snug has a wood burner. There is a further internal hallway with additional storage cupboards and a separate entrance door to the side access. Spacious open plan Kitchen Diner with underfloor heating and Granite worktop surfaces, sunken stainless steel sink, integrated dishwasher, high level oven and induction hob with a central extractor hood over, French doors leading to the rear garden. There is also a Utility and a downstairs w/c. There are 4 Bedrooms to the first floor, Bedroom 1 has a walk-in wardrobe and an En-suite shower room, there is also a family bathroom.

Externally there is a paved patterned driveway giving ample parking for up to 5 or 6 cars leading to a detached double garage accessed via electric roller doors, the ample gardens to the side and rear is mainly lawned with additional paved and decking areas, storage is available within a stable and an outhouse.

North Walbottle is a sought after area on the Western periphery of Newcastle, with good local schools and amenities. There is good access to the A69 along with road and public transport links into Newcastle.

Lounge

Snug

W/C

Kitchen Diner

Utility

Bedroom 1

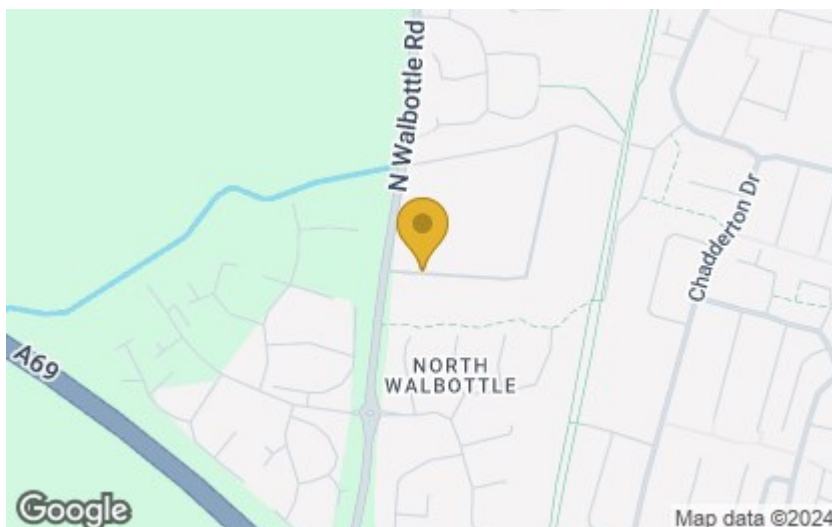
En-suite

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom



Energy Performance: Current C Potential C
Council Tax Band: E
Distance from Milecastle Primary School: 1.8 miles
Distance from Kenton Bank Foot Metro: 3.2 miles
Distance from International Airport: 4.7 miles
Distance from Central Train Station: 6.8 miles

All distances are approximate

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.