



4

• 4 Bedroom Double Fronted Detached House

• Great Open Plan Lounge / Diner / Kitchen

• Enclosed Rear Garden with Southerly Aspect

• EPC B | Council Tax Band E



3

• End Corner Plot



2

• Bi-Folding Doors To Rear

• Double Length Driveway

• Immaculately Presented Throughout

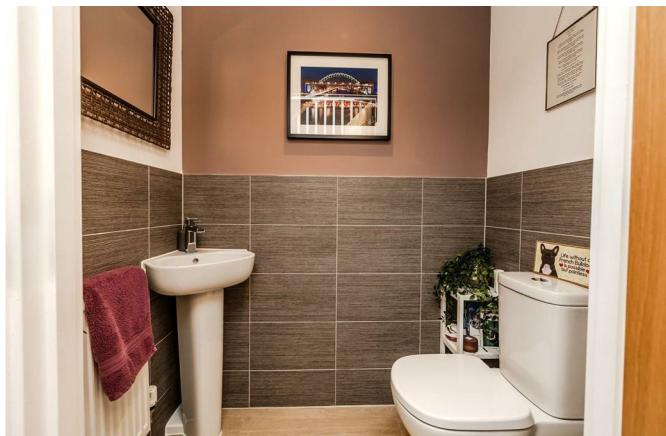
• En-suite to Bedroom 1

• Detached Garage

Immaculately presented 4 bedroom double fronted Cussins built "Lupin" detached house. Situated on an end corner plot and benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with laminate flooring and a storage cupboard, downstairs W/C with a low level w/c, pedestal hand wash basin, laminate flooring, spotlights to the ceiling, extractor fan and part tiled walls. Great open plan area starting with the Lounge which has spotlights to the ceiling and a contemporary electric fire leading to the Kitchen Diner with bi-folding doors to the rear, laminate flooring, spotlights to the ceiling, good range of wall and base units with worktop surfaces with a one and a half stainless steel sink and drainer unit and a breakfast bar, integrated appliances to include a fridge freezer, dishwasher, electric oven and gas hob with an extractor hood over. Separate Utility with wall and base units, roll top work surfaces, stainless steel sink and drainer unit, plumbed for an automatic washing machine, spotlights to the ceiling, Combi boiler enclosed in the wall unit. There is also a study. To the first floor the landing has a loft hatch and a storage cupboard housing the hot water tank. Bedroom 1 has an En-suite shower room with a cubicle which has a mains shower, tiled splash back, low level w/c, pedestal hand wash basin, heated towel rail, spotlights to the ceiling, extractor fan, vinyl flooring. There are 3 other good sized Bedrooms and a Family Bathroom which has a panelled bath with a shower mixer tap, tiled splash back, heated towel rail, pedestal hand wash basin, low level w/c, spotlights to the ceiling, extractor fan, vinyl flooring.

Externally to the front there is a block paved double length driveway leading to a single detached garage via an up and over door with an electric car charger and storage over. To the rear the enclosed garden has lawned and paved areas and enjoys a southerly aspect.





Energy Performance: Current B Potential A

Council Tax Band: E

Distance from Throckley Primary School: 0.6 miles

Distance from Callerton Parkway Metro: 4.7 miles

Distance from Newcastle International Airport: 5.5 miles

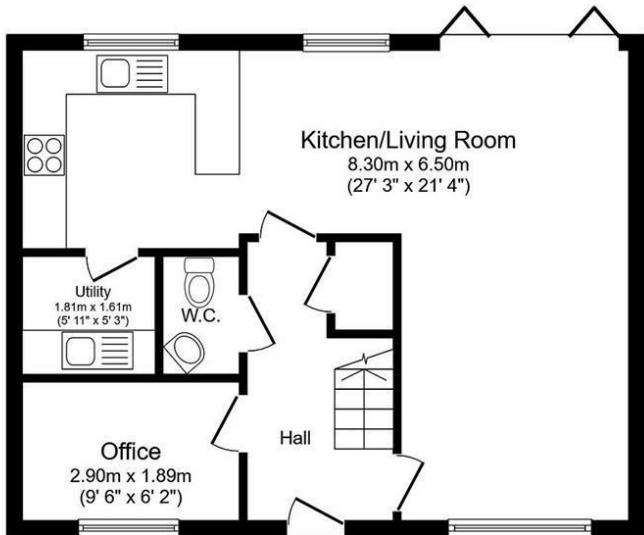
Distance from Central Train Station 7.8 miles



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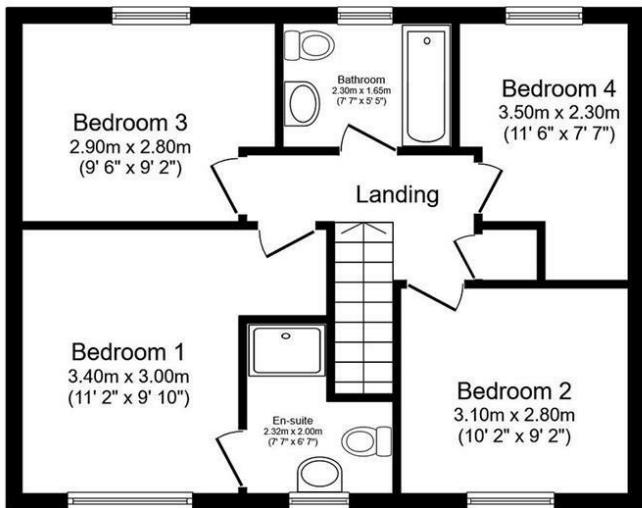
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Ground Floor

Floor area 52.8 sq.m. (568 sq.ft.)



First Floor

Floor area 52.8 sq.m. (568 sq.ft.)

Total floor area: 105.6 sq.m. (1,136 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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.