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- 4 Bed Detached House
- Stunning Kitchen/Family Room
- 22' Garage
- A Fabulous Family House

- Superbly Expended and Appointed
- Utility Room; Shower/WC
- Family Gardens

- Lounge with Fireplace
- Family Bathroom
- Sought After Village

This superbly presented 4 bedroomed detached house has recently been extended and updated by the current owners to provide exceptional family accommodation. With gas central heating, sealed unit double glazing and LVT flooring throughout much of the ground floor, the Entrance Hall is open to the Reception Hall, which in turn leads to the Lounge, with pebble style living flame gas fire within a contemporary surround, feature panelled wall and corniced ceiling. The 25' Kitchen/Family Room is a fabulous addition to this house, the kitchen area being fitted with an excellent range of units with Quartz work surfaces, island, twin bowl sink unit with Quooker tap, twin Neff ovens, 4 ring hob, integral larder fridge and freezers, coffee shelf and LED mood lighting. The focal point of the family area is a stunning log and flame effect electric fire set below a media cabinet. There are 2 roof lights and large sliding patio doors to the rear garden. The Utility Room also has Quartz work surfaces with sink unit, storage cupboard and door to the side. The Shower/WC was also recently installed with a wc with concealed cistern, wall mounted wash basin with storage under and mirror and lighting over and walk in double shower enclosure with rainhead and hand held showers. The First Floor Landing has 2 storage cupboards. Bedroom 1 is to the front, Bedroom 2 is to the rear and side. Bedroom 3 is fitted with a range of wardrobes and overhead storage cupboards and has French doors opening to roof decking. Bedroom 4 is to the side. The family Bathroom/WC has a wc, wall mounted wash basin with storage under and mirror over, teardrop bath with freestanding mixer tap and shower cubicle with mains shower, large mirror and half tiled walls. The 22' Garage is attached with electric door.

Externally, the Front Garden is lawned with mature shrubs and trees and block paved driveway. The larger Rear Garden is ideal for family use, with newly laid patio, lawn, shrubs, plants and gate to the rear.

Entrance Hall 9'6 x 4'8 (2.90m x 1.42m)

Reception Hall 13'2 x 6'6 (4.01m x 1.98m)

Lounge 16'2 x 13'2 (4.93m x 4.01m)

Kitchen/Family Room 25'1 x 23'6 (7.65m x 7.16m)

Utility Room 11'0 x 8'6 (3.35m x 2.59m)

Shower/WC 9'0 x 7'6 (2.74m x 2.29m)

First Floor Landing

Bedroom 1 16'0 x 13'0 (4.88m x 3.96m)

Bedroom 2 13'0 x 12'0 (3.96m x 3.66m)

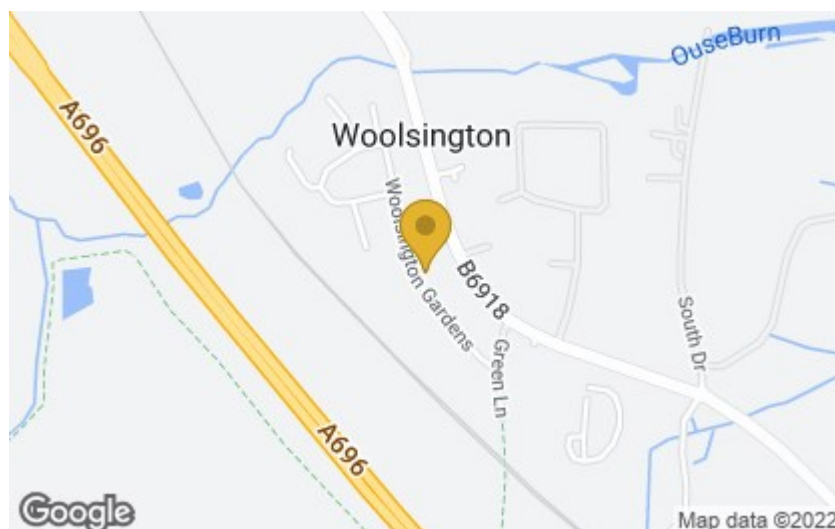
Bedroom 3 12'3 x 9'6 (3.73m x 2.90m)

Bedroom 4 9'6 x 8'8 (2.90m x 2.64m)

Bathroom/WC 12'3 x 11'8 (3.73m x 3.56m)

WC 6'0 x 3'10 (1.83m x 1.17m)

Garage 22'6 x 10'0 (6.86m x 3.05m)



Energy Performance: Current C Potential C
Council Tax Band: E
Distance from Kingston Park: 1.8 miles
Distance from Ponteland: 2.9 miles
Distance from Kenton Bank Foot Metro: 0.9 miles
Distance from Callerton Parkway Metro: 0.6 miles
Distance from Newcastle International Airport: 1.1 miles
Distance from Newcastle Central Railway Station: 6.7 miles
Newcastle City Council: 0191 2787878

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