



4



2



2

- Four Bedrooms
- Kitchen / Dining Room
- En-suite Shower Room WC
- Front and Rear Gardens

- Living Room
- Utility Room
- Family Bathroom WC

- Family Room
- Cloakroom WC
- Garage

This 4 bedroomed detached family house is superbly situated in a lovely location within this sought after development. With gas fired central heating and sealed unit double glazing. The Reception Hall leads to the Lounge and the separate Family Room, both to the front and to the Kitchen, fitted with a good range of high gloss wall and base units, with sink unit, Electric oven, 4 ring gas hob with extractor over. The Kitchen is open to the Dining Room, with French doors opening to the rear garden. The Utility Room has a range of units and cupboard with Gas combi boiler. The Cloakroom/WC has a low level wash basin and pedestal wash basin. Stairs lead from the hall to the First Floor Landing, with storage/linen cupboard and access to the loft. Bedroom 1 is to the front and has an En Suite Shower/WC, with low level wc, pedestal wash basin and double shower enclosure with mains shower unit. Bedroom 2 is to the rear, with Bedroom 3 to the front and Bedroom 4 to the rear. The Bathroom/WC is fitted with a low level wc, pedestal wash basin and bath. The Garage is attached, with up and over door.

Externally, there is a lawned garden, with hedge to boundary, path to the front door, driveway. The Rear Garden has a patio area and lawn. This property occupies an excellent location at the entrance to the Metropolitan development, off Etal Lane, with excellent access to the A1, as well as good road and transport links into Gosforth, the City and other surrounding areas.

Entrance Hall 11'4" x 6'5" (3.470 x 1.980)

Cloaks WC

Living Room 15'5" x 10'5" (4.716 x 3.180)

Family Room 10'11" x 8'4" (3.341 x 2.565)

Kitchen 3.141 x 3.529

Dining Area 11'1" x 9'9" (3.397 x 2.988)

Utility Room 7'7" x 6'2" (2.332 x 1.886)

Cloaks WC

Garage 16'2" x 8'10" (4.932 x 2.710)

Bedroom 1 10'6" x 9'11" (3.211 x 3.043)

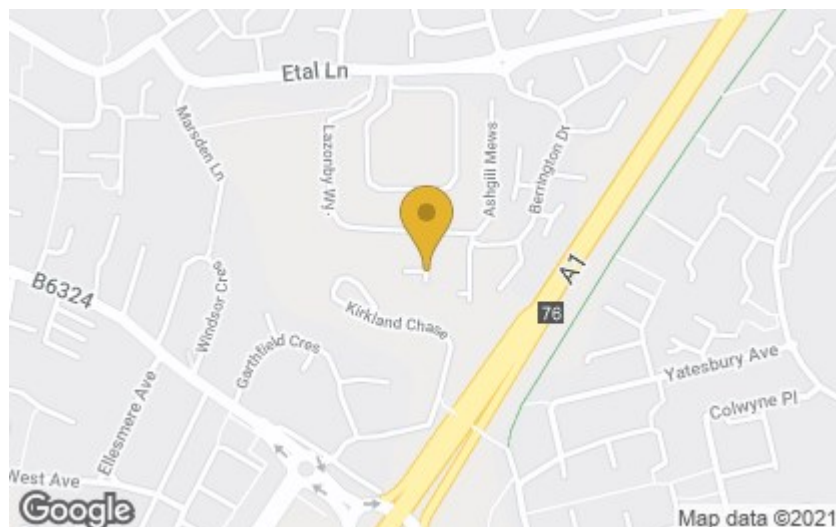
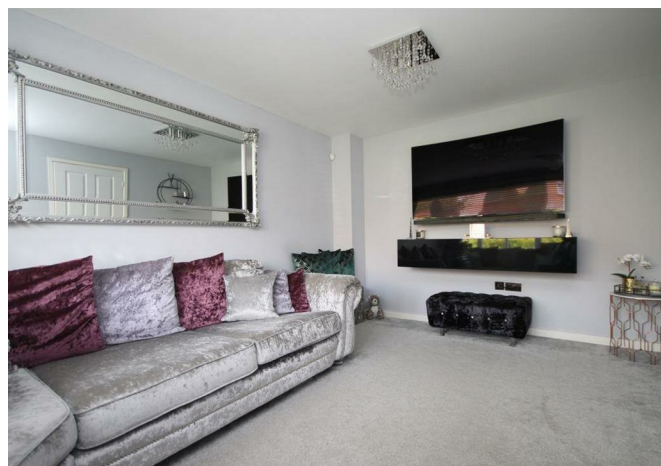
En-suite Shower Room WC

Bedroom 2 11'10" x 8'6" (3.611 x 2.600)

Bedroom 3 11'0" x 8'5" (3.378 x 2.577)

Bedroom 4 9'10" x 7'9" (3.002 x 2.387)

Bathroom WC 7'2" x 5'7" (2.208 x 1.705)



Energy Performance: Current B Potential A

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

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.