



- 3 Bed Semi Detached House
- Fabulous 23' Kitchen.Dining/Family Room
- Integral Garage
- Sought After Location

- Superbly Extended & Improved
- Cloaks/WC
- West Facing Rear Garden

- Lounge with Oak Flooring
- Refurbished Bathroom & En Suite
- Unique Opportunity

This 3 bedroomed semi detached house has been superbly refurbished and extended to provide stunning and deceptively spacious family accommodation. With gas fired central heating and sealed unit double glazing, the Entrance Hall leads to the Lounge, with recessed fireplace, oak flooring and wall lights and archway to the fabulous Multi-functional Kitchen/Dining/Family Room, beautifully fitted with a good range of high gloss wall and base units with sink unit, solid wood work surfaces with matching central island incorporating a breakfast table, split level twin ovens, 5 ring gas hob with extractor over, integral dishwasher, fridge, freezer and auto washer with matching doors and vaulted ceiling, Velux roof lights and 2 sets of French doors to the Rear Garden. The Cloakroom/WC has a low level wc and wash basin with storage under. Stairs lead to the First Floor Landing, with storage cupboard and access to the loft. Bedroom 1 is to the rear and has an En Suite Shower/WC with low level wc, pedestal wash basin and shower quadrant with hand held and rainhead showers. Bedroom 2 has a range of fitted wardrobes and drawer units and is to the front, with Bedroom 3 also to the front. The Bathroom/WC has been refurbished with a contemporary suite in white with modern chrome fittings comprising a low level wc, pedestal wash basin with mirror fronted cabinet over and 'L' shaped bath with mains shower over and shower screen. There is an integral Garage with roller shutter door.

The Front Garden is lawned with block paved driveway to the garage. The West facing Rear Garden has a patio with lawn and shed/Summerhouse.

The Glade is a cul-de-sac, within Abbey Farm, a sought after development on the Western periphery of Newcastle. With good access to countryside, the property is well placed for local amenities, good road and public transport links into the city as well as the A1 and A69.

Entrance Hall 5'6 x 3'2 (1.68m x 0.97m)

Lounge 14'4 x 11'8 (4.37m x 3.56m)

Multifunctional Kitchen/Dining/Family Room 17'3 x 23'2 (max) (5.26m x 7.06m (max))

Cloakroom/WC 8'10 x 3'4 (2.69m x 1.02m)

First Floor Landing

Bedroom 1 14' x 9'9 (4.27m x 2.97m)

En Suite Shower/WC 6'3 x 5'8 (1.91m x 1.73m)

Bedroom 2 11' x 10'3 (3.35m x 3.12m)

Bedroom 3 9'6 x 8'4 (2.90m x 2.54m)

Bathroom/WC 6'8 x 5'7 (2.03m x 1.70m)

Garage



Energy Performance: Current C Potential B

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.