



- 5 Bed Semi Detached House
- Snug with French Doors
- Bathroom with Shower
- Ideal Family House

- Well Presented & Appointed
- 19' Breakfasting Kitchen with Aga
- Front & Rear Gardens

- Lounge with Bow Window
- Utility Room; WC
- Excellent Location

A spacious and extended 5 bedroomed semi detached house, offering ideal family accommodation, within this highly sought after location. With many improvements by the current owners and with gas fired central heating and sealed unit double glazing, there is an Entrance Porch, with tiled floor, leading to the Reception Hall, with Delft rack and cloaks cupboard. The focal point of the Lounge is a recessed fireplace with rustic wood mantle piece over, with exposed polished wood floor, wall lights and lovely bow window to the front. There is a separate Snug, also with polished wood floor, as well as a picture window and French doors opening to the rear. The 19' Kitchen has been refitted with high gloss wall and base units with sink unit, granite work surfaces, integral dishwasher with matching door, shelved pantry and fabulous refurbished 2 over Aga. The Utility Room has wall and base units, sink unit, plumbing for a washer, combi boiler and door to the rear and there is a WC, with low level wc and wash basin. Stairs lead from the hall to the First Floor Landing. Bedroom 1 has a range of fitted wardrobes and is to the front. Bedroom 2, to the rear, has built in wardrobes. Bedroom 3 is to the front, with Bedroom 4 also to the front and Bedroom 5 to the rear. The Bathroom is fitted with a pedestal wash basin and panelled bath with electric shower over, folding shower screen, shelved linen cupboard and chrome towel warmer. There is also a separate WC with low level suite. The Garage is attached with up and over door.

Externally, the Front Garden is lawned, with a range of plants and shrubs to the borders and block paved driveway to the garage. The delightful and private South/West facing Rear Garden has steps up to the tiered lawn, with plants and shrubs to the borders and Summer House/Office, with electricity.

Melton Park is conveniently situated for local schools and amenities, with excellent road and public transport links into Gosforth and the city.

Entrance Porch 8'8 x 6'2 (2.64m x 1.88m)

Reception Hall 12'6 x 8'6 (3.81m x 2.59m)

Lounge 14'2 x 17'6 (into bay) (4.32m x 5.33m (into bay))

Breakfasting Kitchen 19'2 x 12'8 (5.84m x 3.86m)

Snug 11'3 x 10' (3.43m x 3.05m)

Utility Room 13'10 x 8'2 (4.22m x 2.49m)

WC 5'3 x 2'6 (1.60m x 0.76m)

First Floor Landing

Bedroom 1 14'3 x 13'8 (max) (4.34m x 4.17m (max))

Bedroom 2 14' x 11'6 (4.27m x 3.51m)

Bedroom 3 13'10 x 8'3 (4.22m x 2.51m)

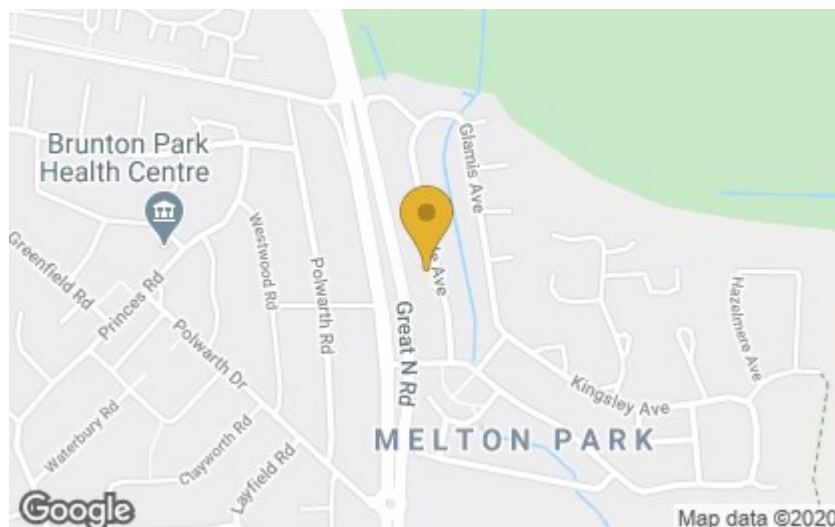
Bedroom 4 9'6 x 9'5 (2.90m x 2.87m)

Bedroom 5 9' x 8'9 (2.74m x 2.67m)

Bathroom 8'8 x 6'3 (2.64m x 1.91m)

WC 5'7 x 2'8 (1.70m x 0.81m)

Garage 17' x 8'4 (5.18m x 2.54m)



Energy Performance: Current Potential

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.