



- 5 Bed Detached House
- Dining Room with Picture Windows
- Integral Garage
- Excellent Family House

- Pleasantly Located at Head of a Cul-de-Sac
- Refitted 20' Breakfasting Kitchen
- Front & Rear Gardens

- Lounge with Fireplace
- Bathroom with Shower
- Convenient Location

A spacious 5 bedroomed link detached house, pleasantly situated at the head of a cul-de-sac within the conveniently located Cheviot View Estate. With gas fired central heating and sealed unit double glazing, the 19' Reception Hall has an understair storage cupboard and oak flooring which continues into the lounge and dining room, with the focal point of the Lounge being a coal effect real flame fire within an attractive Adam style surround. The Dining Room has picture windows to the side and rear. The 20' Breakfasting Kitchen has been refurbished with a range of wall and base units, sink unit and work surfaces incorporating a breakfast table, Leisure range style cooker with matching extractor over, plumbing for a washer, combi boiler and door to the rear. Stairs lead from the hall to the First Floor Landing, also with oak flooring. Bedroom 1 is to the front, Bedroom 2 is to the front and side with Bedroom 3 also to the front. Bedrooms 4 and Bedroom 5 are to the rear. The Bathroom/WC is fitted with a low level wc, vanity unit with wash basin and 'P' shaped bath with electric shower over, curved shower screen and fully tiled walls and floor. There is an integral garage.

Externally, the Front Garden is lawned with well stocked flower bed and block paved double width driveway to the garage. The Rear garden is particularly private with lawn, conifer hedge and 2 sheds to the side. St Austell Close is well placed for local schools and other amenities. There are good road and public transport links into Gosforth and the city as well as excellent access to the A1.

Reception Hall 19'1 x 7'2 (5.82m x 2.18m)

Cloakroom/WC 5'4 x 4'6 (1.63m x 1.37m)

Lounge 16'4 x 12'2 (4.98m x 3.71m)

Dining Room 11'8 x 9'1 (3.56m x 2.77m)

Breakfasting Kitchen 20'9 x 9' (6.32m x 2.74m)

First Floor Landing

Bedroom 1 13'8 x 12'4 (4.17m x 3.76m)

Bedroom 2 14' x 9' (4.27m x 2.74m)

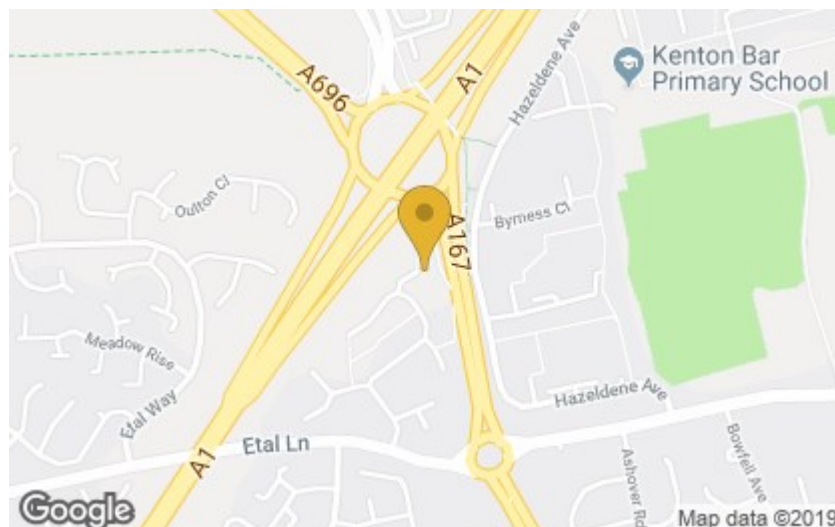
Bedroom 3 9'10 x 8'9 (3.00m x 2.67m)

Bedroom 4 11'6 x 7'9 (max) (3.51m x 2.36m (max))

Bedroom 5 10'2 x 8' (3.10m x 2.44m)

Bathroom/WC

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.