



- 5 Bed Townhouse
- Cloaks/WC
- Lounge with Fireplace
- Double Garage; Garden

- Spacious & Flexible Accommodation
- Snug with Bar
- Dining Room; Kitchen

- Arranged Over 3 Floors
- Utility Room; Office
- Family Bathroom & 2 En Suites

VIEWING SOON! This 5 bedroomed townhouse offers well presented and superbly proportioned family accommodation, arranged over 3 floors. Located within this sought after residential development and with oak flooring and internal doors to the ground floor, the Entrance Hall leads to the Reception Hall and the Cloakroom/WC, with low level wc and wash basin. There is a Snug with French doors to the rear garden and a well fitted Bar, with wine cooler and storage cabinets. The Guest/Bedroom 5 has an En Suite Shower/WC with low level wc, wash basin with storage under and mirror fronted cabinet over and a double shower enclosure with mains shower unit. There is also a Utility Room with sink unit with cupboard under, plumbing for a washer and the central heating boiler. Stairs lead from the hall to the First Floor Landing. The Lounge has a coal effect real flame gas fire within a Minster surround and double doors open to the Dining Room. The Kitchen is fitted with wall and base units, sink unit, split level double oven, 4 ring gas hob over and plumbing for a washer. There is also a useful Office. The Second Floor Landing leads to the bedrooms with Bedroom 1 to the front with a good range of wardrobes and an En Suite Shower/WC. with low level wc, vanity unit with wash basin and double shower enclosure with mains shower unit. Bedrooms 2, 3 & 4 all have fitted wardrobes. The Bathroom/WC has a wc with concealed cistern, vanity unit with wash basin and mirror fronted cabinet over, panelled bath, shower cubicle with mains shower and cupboard housing the hot water cylinder. There is also a Double Garage.

Externally, there is a small Front Garden with wrought iron fence. The Rear Garden faces North/West and has a patio with lawn and raised borders housing a range of plants and shrubs.

Featherstone Grove is situated within the desirable, original phase of Newcastle Great Park. There are good local amenities and excellent road and public transport links into Gosforth and the city

Entrance Hall 7'0 x 6'7 (2.13m x 2.01m)

Reception Hall

Cloakroom/WC 5'8 x 3'8 (1.73m x 1.12m)

Snug 12'0 x 12'0 (3.66m x 3.66m)

Bar 6'8 x 4'2 (2.03m x 1.27m)

Utility Room 7'10 x 7'2 (2.39m x 2.18m)

Guest/Bedroom 5 14'0 x 11'10 (4.27m x 3.61m)

En Suite Shower/WC 7'8 x 4'0 (2.34m x 1.22m)

First Floor Landing

Lounge 16'3 x 14'2 (4.95m x 4.32m)

Dining Room 12'2 x 11'10 (3.71m x 3.61m)

Kitchen 12'3 x 11'6 (3.73m x 3.51m)

Office 9'6 x 6'8 (2.90m x 2.03m)

Second Floor Landing

Bedroom 1 14'2 x 12'10 (into dr recess) (4.32m x 3.91m (into dr recess))

En Suite Shower/WC 5'3 x 8'9 (max) (1.60m x 2.67m (max))

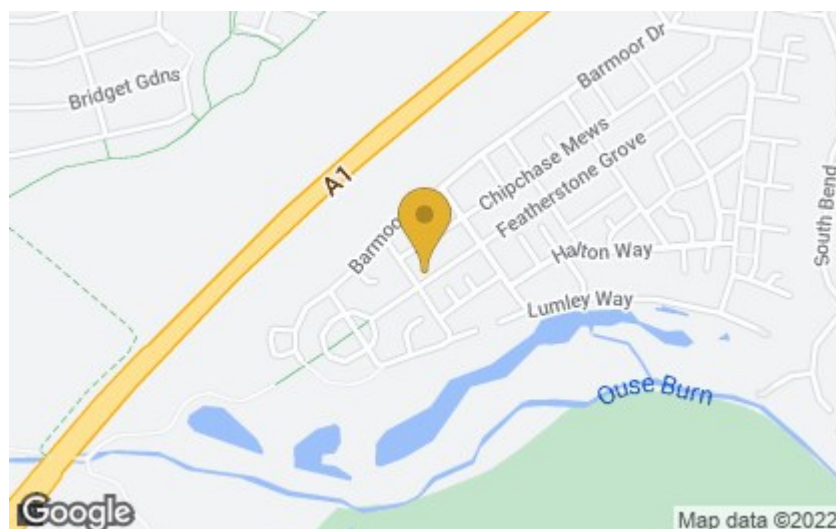
Bedroom 2 9'6 x 15'6 (into dr recess) (2.90m x 4.72m (into dr recess))

Bedroom 3 9'11 x 9'7 (3.02m x 2.92m)

Bedroom 4 12'0 x 7'3 (3.66m x 2.21m)

Bathroom/WC 12'0 x 7'0 (3.66m x 2.13m)

Double Garage



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.