



- 4 Bed Detached House
- Separate Dining Room
- Double Garage with Electric Door
- Fabulous Family House

- Much Improved & Well Appointed
- Well Fitted Breakfasting Kitchen
- Private Family Garden

- Spacious Lounge with Bi-Fold Doors
- Family Bathroom & En Suite Shower
- Head of Cul-de-Sac Location

A superbly updated and well presented 4 bedroomed detached house occupying a fabulous garden plot at the head of a cul-de-sac with gate to the 'common'. With gas fired central heating and sealed unit double glazing, the Reception Hall, with storage cupboard, leads to the Cloakroom/WC, with low level wc and wash basin. The dual aspect 19' Lounge has bi-fold doors opening to the rear garden. There is a separate Dining Room and a Breakfasting Kitchen, well fitted with high gloss units, sink unit, granite work surfaces, split level oven, microwave, 4 ring ceramic hob with extractor over, integral fridge with matching door and plumbing for a washer. Stairs lead from the hall to the First Floor Landing, with large mirror and access to the loft. Bedroom 1 is to the front, has a good range of fitted wardrobes and an En Suite Shower/WC, refurbished with contemporary suite with low level wc, wall mounted wash basin with mirror with integral light over and storage under, walk in shower enclosure with rainhead and hand held showers, screen and airing cupboard. Bedroom 2 is to the front, with Bedroom 3 to the rear. Bedroom 4 is also to the rear and has built in wardrobes. The family Bathroom/WC has a contemporary suite with waterfall taps, with low level wc, wall mounted wash basin with storage under and large inset wall to wall mirror over and panelled bath with mains shower over, screen and chrome towel warmer. The Double Garage is attached with electric roller shutter door and utility area with wall and base units, sink unit and plumbing for a washer.

Externally, the Front Garden is lawned, with a driveway to the garage. The large, private, South/East facing Rear Garden is ideal for family use with generous lawn, separate play area and gate to the common.

Abbey Farm is conveniently situated to the West of Newcastle with good access to local amenities and good road links to the A69 and A1.

Reception Hall

Cloakroom/WC 5'6 x 3'4 (1.68m x 1.02m)

Lounge 19'10 x 11'6 (6.05m x 3.51m)

Dining Room 10'4 x 10'2 (3.15m x 3.10m)

Breakfasting Kitchen 15' x 9'2 (4.57m x 2.79m)

First Floor Landing

Bedroom 1 13'8 x 10'8 (max) (4.17m x 3.25m (max))

En Suite Shower/WC 9'6 x 6'6 (2.90m x 1.98m)

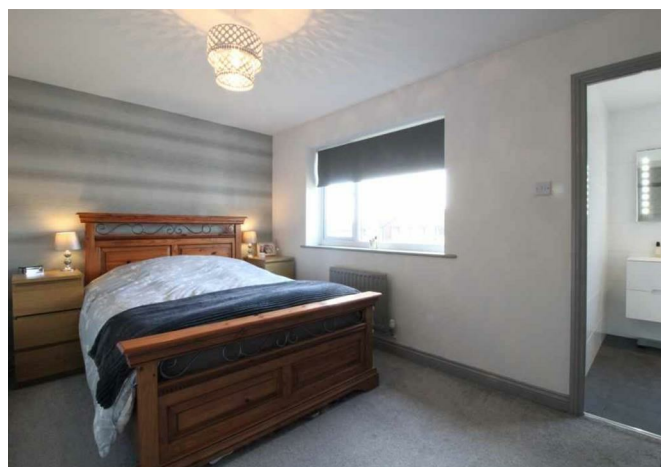
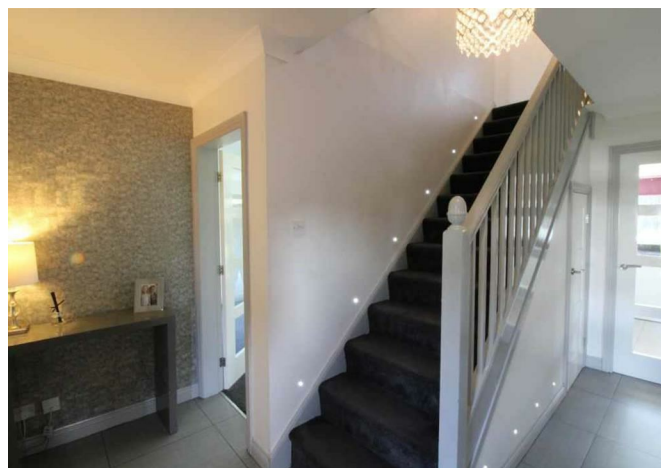
Bedroom 2 12'2 x 10'6 (3.71m x 3.20m)

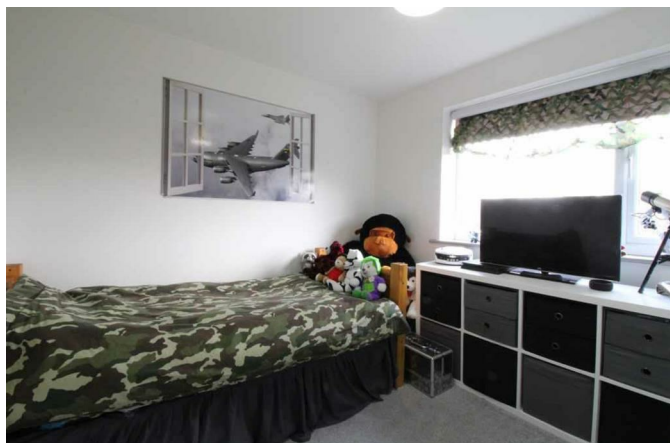
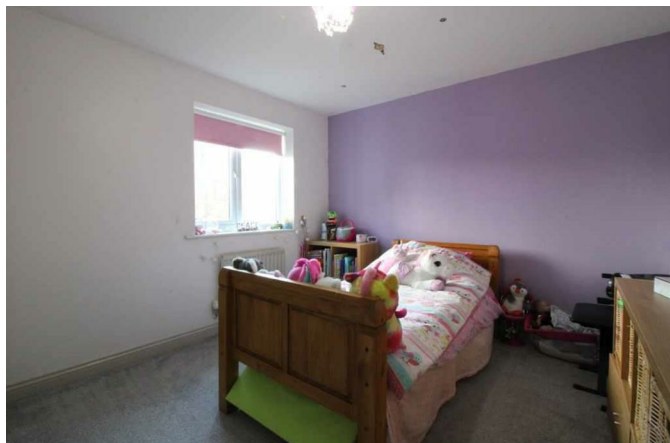
Bedroom 3 9'10 x 9'2 (3.00m x 2.79m)

Bedroom 4 9'6 x 9'2 (2.90m x 2.79m)

Bathroom/WC 7'8 x 6'2 (2.34m x 1.88m)

Double Garage 17'2 x 14'3 (5.23m x 4.34m)





Energy Performance: Current Potential

Council Tax Band: E

Newcastle City Council: 0191 278 7878

Walbottle Campus: 1.5 Miles

Walbottle Village Primary School: 0.8 Miles

Newcastle International Airport: 4.8 Miles

Newcastle Central Railway Station: 6.9 Miles



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.