

- 4 Bed Detached House
- 3 Reception Rooms
- Family Bathroom & En Suite
- Great Location

- Extended Family Accommodation
- Breakfasting Kitchen
- Garage with Electric Door

- Cloaks/WC
- Utility Room
- Well Tended Gardens

This well maintained and presented 4 bedroomed detached house has been extended to provide superbly proportioned family accommodation. Pleasantly situated at the head of a cul-de-sac within this sought after estate and with features including corniced ceilings, the Entrance Hall leads to the Cloakroom/WC, with wc with concealed cistern and wall mounted wash basin. The Reception Hall has a storage cupboard and leads to the Lounge, with coal effect real flame gas fire within an attractive marble surround and wall lights. The Dining Room has patio doors opening to the rear garden. The Breakfasting Kitchen is fitted with a range of wall and base units with sink unit, split level double oven, 4 ring gas hob with extractor over, integral fridge and dishwasher and cupboard housing the central heating boiler. The Snug has wall lights and French doors opening to the rear garden. The Utility Room is fitted with wall and base units, sink unit, plumbing for a washer and door to the side. Stairs lead from the hall to the First Floor Landing, with loft access via a retractable ladder. Bedroom 1 is to the front and has a good range of fitted wardrobes, dressing table with mirror over, storage cupboards and bedside units and an En Suite Shower/W/C with wc with concealed cistern, pedestal wash basin, shower cubicle with mains shower unit and chrome towel warmer. Bedroom 2 is to the rear, Bedroom 3 has fitted wardrobes, storage cupboards and dressing table/desk and is to the front, with Bedroom 4 being to the rear. The Bathroom/WC has a wc with concealed cistern, vanity unit with wash basin, panelled bath with mains shower over, airing cupboard and towel warmer. The three quarter Garage is attached with electric up and over door.

Externally, the Front Garden is lawned with double width driveway. The lovely West facing Rear Garden is ideal for family use with patio, lawn and a collection of plants and shrubs to the borders.

Entrance Hall 5'8 x 4'6 (1.73m x 1.37m)

Cloakroom/WC 5'9 x 3'0 (1.75m x 0.91m)

Reception Hall 11'10 x 7'6 (3.61m x 2.29m)

Lounge 18'4 x 12'0 (5.59m x 3.66m)

Dining Room 15'10 x 9'3 (4.83m x 2.82m)

Breakfasting Kitchen 11'10 x 10'2 (3.61m x 3.10m)

Snug 14'3 x 11'0 (4.34m x 3.35m)

Utility Room 14'2 x 5'1 (4.32m x 1.55m)

First Floor Landing 11'4 x 9'6 (3.45m x 2.90m)

Bedroom 1 9'6 x 12'10 (max) (2.90m x 3.91m (max))

En Suite Shower/WC 7'4 x 5'10 (2.24m x 1.78m)

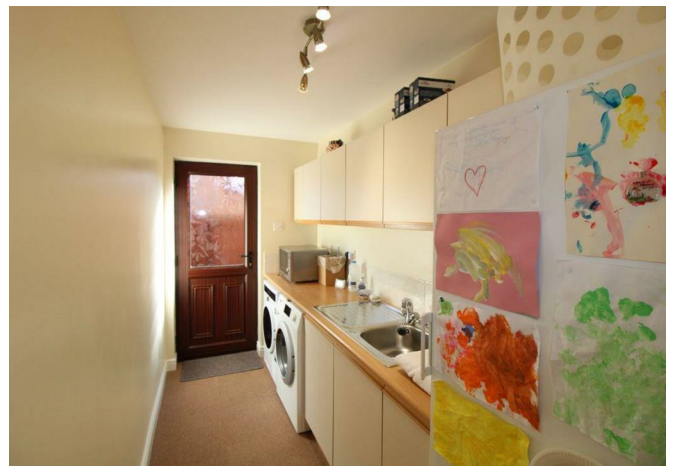
Bedroom 2 11'6 x 8'8 (3.51m x 2.64m)

Bedroom 3 11'2 x 7'2 (3.40m x 2.18m)

Bedroom 4 8'6 x 8'4 (2.59m x 2.54m)

Bathroom/WC 7'8 x 8'6 (into dr recess) (2.34m x 2.59m (into dr recess))

Garage 16'6 x 15'0 (5.03m x 4.57m)





Energy Performance: Current C Potential B

Council Tax Band: E

Distance from Benton Park Primary School: 0.8 miles

Distance from Benton Metro Station: 1.2 miles

Distance from Four Lane Ends Metro Station: 1 mile

Distance from Newcastle International Airport: 9.4 miles

Distance from Newcastle Central Railway Station: 4.2 miles

Newcastle City Council: 0191 2787878



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.