



2

1

1

- 2 Bed Detached Bungalow
- Lounge with Ornate Fireplace
- Fitted 'Robes to both Bedrooms
- Private Garden

- Well Presented & Appointed
- Conservatory
- Refurbished Shower/WC

- Sought after Estate
- Refitted Breakfasting Kitchen
- Garage with Electric Door

A superbly presented and appointed 2 bed roomed detached bungalow, pleasantly situated within this sought after estate. The Reception Hall, with cloaks cupboard, leads to the Lounge, the focal point of which is a coal effect real flame gas fire, set within an ornate Adam style surround. There is also an ornate corniced ceiling and bay with French doors to the Conservatory, overlooking and with doors opening to the rear garden. The Breakfasting Kitchen has been refitted with a range of high gloss wall and base units, sink unit, split level oven, 4 ring ceramic hob with extractor over and door to the rear. Bedrooms 1 and 2 are both to the front and have wall to wall wardrobes with mirror fronted sliding doors. The refurbished Shower/WC has a wc with concealed cistern, wash basin with storage under, double shower enclosure with mains shower and tiled and panelled walls. The Garage is attached with electric roller shutter doors, door to the side and combi boiler.

Externally, the Front Garden is lawned with block paved driveway to the garage. The private Rear Garden is landscaped with patio, lawn and gravelled borders with a collection of shrubs.

West Meadows is a small development, well placed for local amenities, as well and road and public transport links into the city. There is also good access to the A1, A19 and Newcastle International Airport.

Reception Hall 13'10 x 5'2 (max) (4.22m x 1.57m (max))

Lounge 16'10 x 14'0 (into bay) (5.13m x 4.27m (into bay))

Conservatory 14'8 x 11'2 (4.47m x 3.40m)

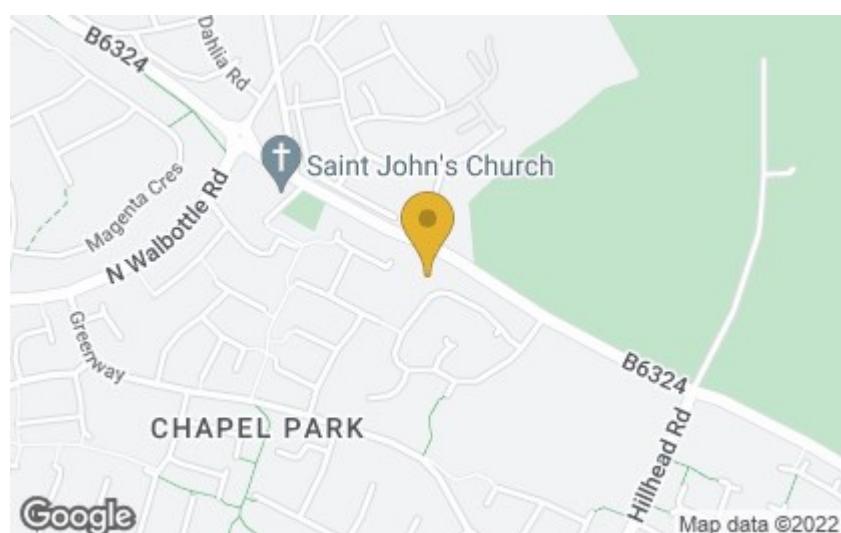
Breakfasting Kitchen 12'2 x 8'8 (3.71m x 2.64m)

Bedroom 1 13'10 x 9'3 (4.22m x 2.82m)

Bedroom 2 7'0 x 9'6 (max to back of 'robes) (2.13m x 2.90m (max to back of 'robes))

Shower/WC 8'0 x 5'8 (2.44m x 1.73m)

Garage 18'10 x 8'0 (5.74m x 2.44m)



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.