



Crackley Gates, Leycett, Newcastle ST5 6AW

Offers in excess of £400,000



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Open Canopy Porch

Door to:-

Entrance Hall

Double glazed door to front elevation having double glazed glass die panels to either side, stairs to first floor landing, under stairs storage cupboard, wood effect laminate flooring, radiator, doors to:-

Lounge

17'6 x 14' (5.33m x 4.27m)

This good size, spacious lounge has double glazed bow window to front elevation, beautiful feature fireplace having marble effect surround, tiled hearth with cast iron wood burner, coving to ceiling, two radiator

Dining Room

12'10 x 10'10 (3.91m x 3.30m)

Double glazed window to front elevation, coving to ceiling, radiator, french doors opening into conservatory, radiator.

Conservatory

16'11 x 14'3 (5.16m x 4.34m)

Being of UPVC and double glazed construction this stunning, excellent size conservatory is perfect for entertaining having french doors to side elevation opening onto to side garden area, double glazed windows to front, side and rear elevations, wood effect laminate flooring having recessed floor lights.

Bedroom Three

14'1 x 9'11 (4.29m x 3.02m)

Double glazed window to side elevation, coving to ceiling, built in single wardrobe, radiator.

Bedroom Four

9' x 7'4 (2.74m x 2.24m)

Double glazed window to front elevation, coving to ceiling, radiator.

Downstairs Bathroom

This impressive refitted bathroom has double glazed window to rear elevation, comprising low level WC, vanity wash hand basin having cupboard below, stunning Victorian style single ended slipper roll top bath with beautiful chrome effect claw feet and traditional style shower mixer tap, separate shower enclosure having glass pivot door, part tiled walls, airing cupboard, tiled flooring, chrome effect heated towel rail.

Kitchen

17'4 max x 9'10 max (5.28m max x 3.00m max)

Double glazed window to rear elevation, comprising a range of wall, base and drawer units having Corian work surfaces over, incorporating one and a half bowl inset sink with built in work surface drainer and mixer tap, recess for range cooker having extractor canopy over, cupboard housing gas central heating boiler, integrated dishwasher, space for fridge freezer, centre island having breakfast bar area and storage below, tiled flooring, radiator, door to:-

Rear Lobby

Double glazed door to rear elevation opening onto rear garden area, wood effect vinyl flooring, door leading to walk-in storage cupboard with a further door leading to:-

Utility Room

9'7 x 7'8 (2.92m x 2.34m)

Double glazed window to rear elevation, plumbing for washing machine, space for tumble dryer and freezer, wood effect vinyl flooring, pedestrian door leading to integral garage.

Garage

12'8 x 9'9 (3.86m x 2.97m)

This integral garage has electric roller shutter door to front elevation, power and lighting, pedestrian door leading to utility room.

First Floor Landing

Under eaves storage, doors to:-

Upstairs Cloakroom

Comprising low level WC, vanity wash hand basin having cupboard below, wood effect vinyl flooring.

Bedroom One

18'11 max x 17'7 max (5.77m max x 5.36m max)

Double glazed window to both front and side elevation, under eaves storage, radiator.

Bedroom Two

18'7 max x 13'11 max (5.66m max x 4.24m max)

Double glazed window to side elevation overlooking the beautiful rear garden area, built in wardrobes, under eaves storage, radiator.

Outside/Externally

The Hollies occupies a generous size plot having garden areas delightfully laid out and appointed with attractive flowerbeds, borders, mature trees and well maintained

hedgerow. To the front the property sits behind a lower stone wall and hedgerow having driveway providing off road parking with pedestrian wrought iron gate giving access to a slate gravelled pathway and gravelled garden areas for ease of maintenance, whilst to the side of the property there is a wooden gate giving access to the beautiful, well maintained garden having paved patio area with steps leading down to a further decked patio area and garden area being laid to lawn having well stocked raised borders with hard standing area ideal for garden shed and a further bark gravelled garden area ideal for children's play area. To the rear of the property there is a paved pathway having steps leading up to a further paved area with gravelled borders and small garden area being laid to lawn, this all being enclosed by brick wall, fencing and hedgerow.

Council Tax

Council Tax Band E



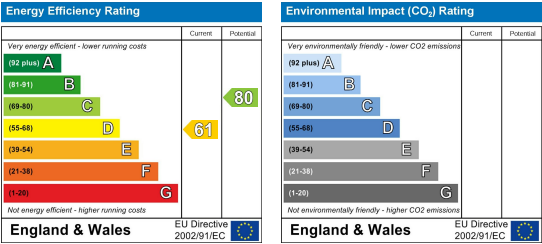
Floor Plan



Viewing

Please contact us on 01606 514 152 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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