

## 12 Cloverdale Court, Walkergate



**Price £215,000**

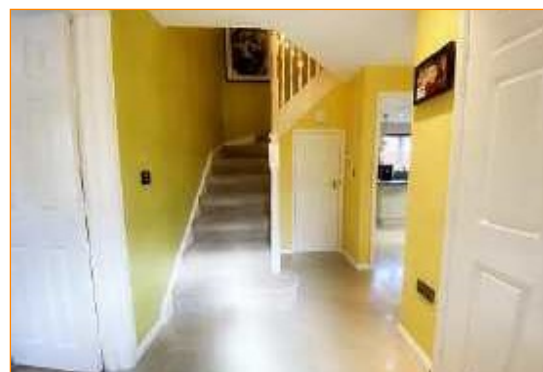
This is a SUPERB OPPORTUNITY to purchase this substantial four bedroom detached house which is situated on the popular Wyedale Way Estate, enjoying a PLEASANT POSITION which is NOT OVELOOKED to the front. The current owner has made several IMPROVEMENTS THROUGHOUT, including a SMART LIGHTING SYSTEM, modern kitchen, refitted bathroom and en-suite.

To the ground floor there is an IMPRESSIVE HALLWAY, lounge, dining room, kitchen, UTILITY ROOM and a WC. To the first floor there is a master bedroom together with EN-SUITE, this room has been opened up into the fourth bedroom to provide a SUPERB WALK-IN WARDROBE, but this could easily be converted back if required. There are two further bedrooms as well as a family bathroom. Externally there is OFF STREET PARKING FOR TWO VEHICLES to the side of the property and a lovely private garden to the rear. Council tax band C. FREEHOLD. Energy rating C.

## The Property Comprises

### Hallway

Entrance door, tiling to floor with under floor heating, stairs to the first floor landing with storage cupboard under, spotlights to ceiling.



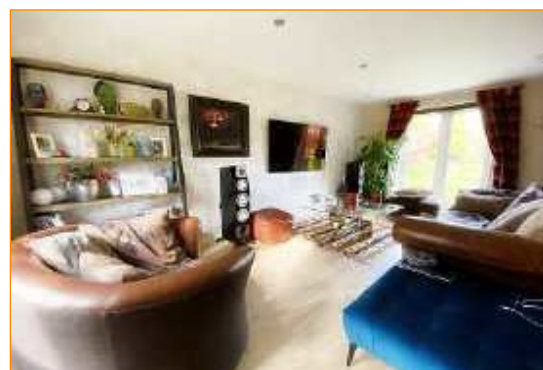
### WC

6'1" x 3'0" (1.85 x 0.92) Low level WC and wash hand basin. Double glazed window, tiling to floor, radiator



### Lounge

19'8" x 11'0" (6.00 x 3.35) Double glazed window, laminate flooring, spotlights to ceiling, radiators and double glazed French doors leading out to the rear garden.



**Additional Image**



**Dining Room**

9'8" x 9'8" (2.95 x 2.94) Double glazed window, built-in audio speaker to ceiling, radiator.



**Kitchen**

12'7" x 9'5" (3.83 x 2.87) Fitted with a modern range of wall and base units with contrasting work surfaces over, integrated oven with warming drawer and integrated oven/microwave, induction hob with extractor hood over, integrated dishwasher and single drainer sink unit. Double glazed window, spotlights to ceiling and built-in audio speakers, tiling to floor with under floor heating.



**Additional Image**





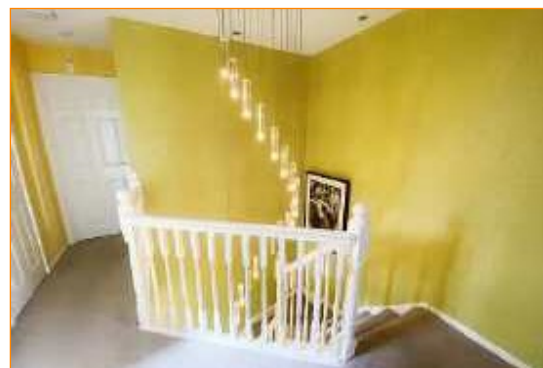
### Utility

6'3" x 5'5" (1.90 x 1.66) Fitted with a range of tall units, tiling to floor and external door leading to the rear garden.



### Landing

Access to bedrooms, family bathroom, cupboard and radiator



### Bedroom 1

11'8" x 11'3" (3.55 x 3.42) Double glazed window, radiator, mirrored doors giving access to the walk-in wardrobe, ( previously used as bedroom four, this could easily be changed back to its original use ) access to the en-suite.



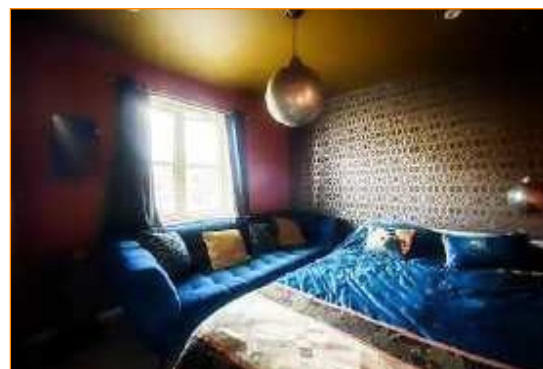
### En-Suite

7'0" x 4'11" (2.13 x 1.49) Comprising shower cubicle, WC and wash hand basin with built-in furniture surrounding. Tiling to walls and floor, spotlights to ceiling, double glazed window and vertical heated towel rail.



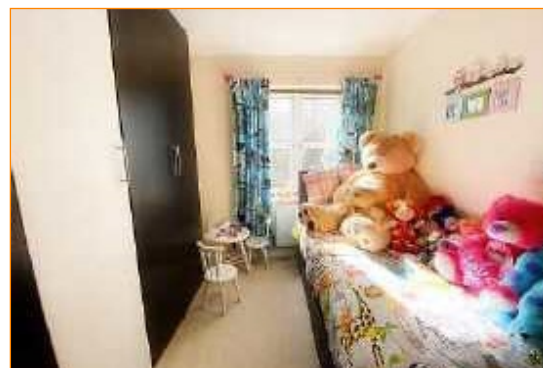
### Bedroom 2

9'7" x 11'9" into robe (2.93 x 3.58 into robe) Double glazed window, built-in sliding door wardrobe, radiator.



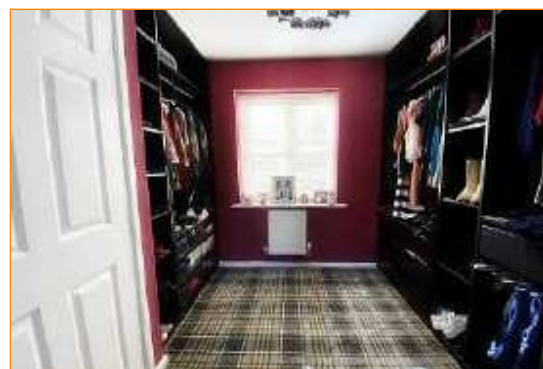
### Bedroom 3

9'9" x 8'6" (2.96 x 2.58) Double glazed window, built-in wardrobe, radiator.



### Bedroom 4

7'8" x 9'3" max (2.33 x 2.83 max) Bedroom four is currently used as a walk-in wardrobe adjacent to bedroom one and is fitted with shelves and hanging rails, this could easily be put back to its original use. Double glazed window, radiator.



### Bathroom

8'6" max x 6'6" max (2.60 max x 1.97 max) Comprising; bath with shower over, low level WC and wash hand basin with built-under storage. Part tiled walls, tiling to floor, built-in audio speaker to ceiling, double glazed window and ladder style radiator.

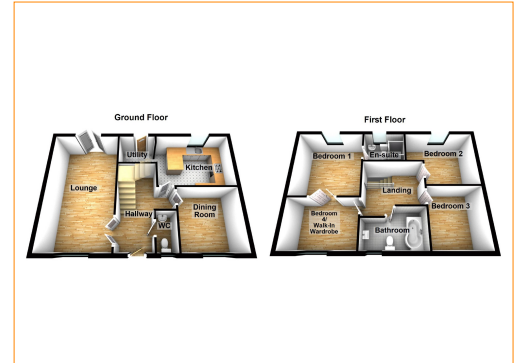


### External

Externally there is a small garden area to the front and parking space for two vehicles to the side of the property. To the rear there is a good size garden which is laid to lawn together with a paved patio and a fenced perimeter.

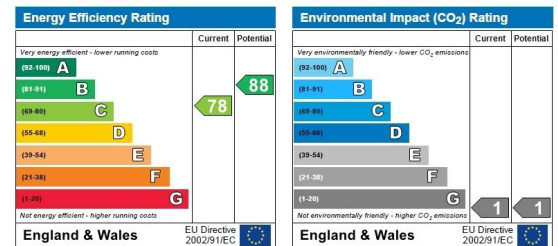


### FLOOR PLANS



These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

### ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT



### VIEWING ARRANGEMENTS

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