



**Ferndale Gardens**  
Harriseahead, ST7 4FG

- A DETACHED BUNGALOW
- SITUATED WITH PADDOCK/LAND TO REAR
- A UNIQUE OPPORTUNITY
- GREAT SIZED ACCOMMODATION
- HALL, LOUNGE, DINING ROOM,
- BREAKFAST KITCHEN
- 4 BEDROOMS, ENSUITE & 2 FURTHER SHOWER ROOMS
- DOUBLE GARAGE, UPVC D/G GCH

**£460,000**





## Property Description

### INTRODUCTION

Shaw's & Co are delighted to offer For Sale a detached bungalow within a large paddock of land. This spacious detached bungalow has a very appealing L shaped layout. The property comprises 17' lounge, dining room, 19' breakfast kitchen, rear porch, shower room, 4 bedrooms, updated ensuite & a family bathroom. A lower level bedroom, shower room 29' reception room. Externally a front garden area, a double garage. A rear garden area of approx 0.215 acre leading to the further garden area/paddock of approx 0.32 of an acre UPVC double glazing & gas central heating. Approx 183 SQM. The property is within a tucked away cul de sac location and offer easy access to all amenities. Contact us today to get your viewing booked!

### ENTRANCE HALL

With UPVC entrance door and glazed windows to the front, approx 27' long hallway, two radiators.

### LOUNGE



17' 11" x 11' 11" (5.46m x 3.63m)

With French door to the front, and a large picture window to the rear, a feature fireplace with inset fire, two radiators. Glazed doors to;

**DINING ROOM**

19' 11" x 8' 8" (6.07m x 2.64m)

Window to the front, two radiators, door to the stair well to the lower level, french doors to the patio area.

**BREAKFAST KITCHEN**

19' x 11' 11" (5.79m x 3.63m)

Comprising an extensive range of base and wall units, work surfaces, inset sink, integrated appliances, dishwasher, double oven and hob Windows to the side and rear. Separate fridge freezer included within the sale.



**REAR PORCH**

External access door, radiator, window to the side, door to;

**SHOWER ROOM**

Shower cubicle, low level W.C, wash hand basin, splash back tiling to the walls, window to the rear, chrome radiator.

**BEDROOM ONE**

13' 9" x 10' 4" (4.19m x 3.15m)

Situated off the hallway, windows to the front and rear radiator, three radiators, recessed spot lights to the ceiling.



**DRESSING ROOM**

8'9 x 4'1

Recessed spot lights to the ceiling, fitted shelves and hanging spaces for clothes and shoes etc.

**ENSUITE**

Comprising an enclosed shower cubicle, low level W.C, wash hand basin, splash back tiling, under floor heating, chrome radiator. Recessed spot lights to the ceiling. Window to the rear.

**BEDROOM TWO**

11' 9" x 9' 6" (3.58m x 2.9m)

Window to the rear, radiator.



**BEDROOM THREE**

9' 7" x 7' 5" (2.92m x 2.26m)

Window to the rear, radiator. Access to the loft space.

**FAMILY BATHROOM**

Comprising a updated white suite with a panelled bath,



low level W.C, wash hand basin, wash hand basin, window to the rear, splash back tiling to the walls, tiled floor, recessed spot lights to the ceiling.

#### LOWER GROUND FLOOR

##### RECEPTION ROOM

24' 0" x 12' 0" (7.32m x 3.66m)

With windows to the side and rear, radiator. UPVC external access door. Fitted stove and hearth, tiled wall.

##### BEDROOM FOUR

14' 8" x 11' 10" (3.58m x 3m)

Window to the front, radiator.



##### SHOWER ROOM

Comprising an enclosed shower cubicle, low level W.C, wash hand basin, tiled floor.

#### EXTERNALLY

##### FRONT GARDEN

Laid to lawn, a paved pathway area, tiled canopy with lighting, UPVC fascia and soffits.

##### DOUBLE GARAGE

17' x 16' (5.18m x 4.88m)

Brick built detached large garage, up and over doors, hipped roof.



##### REAR PATIO AREA

An elevated patio area over looking the garden and paddock.

##### PADDOCK

A useful paddock area laid to lawn & grass area with pond area. The paddock adjoins open countryside.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.



#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

#### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .



#### LOCAL AUTHORITY

Newcastle Borough Council.

#### COUNCIL TAX BAND D

EPC RATING (PDF available online)

Current: 70C Potential: 79C





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.  
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements