



Laurel Drive
Harriseahead, ST7 4TX

- A DETACHED BUNGALOW
- STUNNING SHOWER ROOM & KITCHEN
- WITHIN A GOOD SIZED PLOT
- CONSERVATORY TO REAR
- BEAUTIFULLY PRESENTED
- GOOD SIZED GARAGE
- WELL IMPROVED THROUGHOUT
- UPVC D/G, SOLAR PANELS

£284,000





Property Description

INTRO

Situated within a large corner plot within landscaped gardens, a detached bungalow with an EPC rating of B which has been well improved and re-modelled to offer a pleasant layout comprising, entrance porch, hallway, a 20' lounge/dining room, a breakfast kitchen with a stunning updated fitted kitchen, conservatory, three bedrooms, a stunning updated shower room. Externally a large detached garage with plenty of height for those wider vehicles. A lawn front garden extending to the side of the property, a driveway provides parking spaces. A paved rear courtyard garden area. UPVC double glazing, electrical heating, solar panels are owned & installed. The property is located within a popular cull de sac location and viewing is essential without further delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4TX. Proceed along Laurel Drive and the property can be found on the right hand side, as identified by our for sale sign.





ENTRANCE PORCH

A composite front entrance door. UPVC double glazed windows. Tiled floor. Door to:

LOUNGE/DINER

20' 3" x 11' 11" (6.17m x 3.63m)

A good sized lounge/dining room. A walk in bay window to the front elevation. A beautifully appointed feature fireplace with inset electric fire. Coving to the ceiling. Dimplex electric heater.

KITCHEN/BREAKFAST ROOM

14' 10" x 9' (4.52m x 2.74m)

Comprising an updated fitted kitchen with base and wall units and a central island. Built in electric oven, electric hob with extractor over, integrated fridge freezer. Recessed spotlights to the ceiling. Electric heater. Glazed patio doors to:



CONSERVATORY

Dwarf wall construction with UPVC double glazed windows. Tiled floor.

BEDROOM ONE

11' 10" x 9' 0" (3.61m x 2.74m)

Window to the side elevation. Electric heater.



BEDROOM TWO

10' 4" x 9' (3.15m x 2.74m)

Window to the front elevation. Electric heater.

UTILITY ROOM/BEDROOM THREE

8' 11" x 5' 1" (2.72m x 1.55m)

Fitted work surface, space for appliances. Potential to change the room to a third bedroom.

SHOWER ROOM

An updated suite comprising: Electric shower with double tray, low level W.C, wash hand basin. Recessed spotlights to the ceiling. Window to the side. Tiled floor.



EXTERNALLY

FRONT GARDEN

A good sized corner plot laid to lawn. A driveway provides parking. Block paved pathway.

DOUBLE GARAGE

25' 10" x 12' 7" (7.87m x 3.84m)

Electric front door. Electric light and power. Window to the side, side access door. 8' height.



REAR GARDEN

A paved enclosed garden area.

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 be 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 C

EPC RATING (PDF available online)

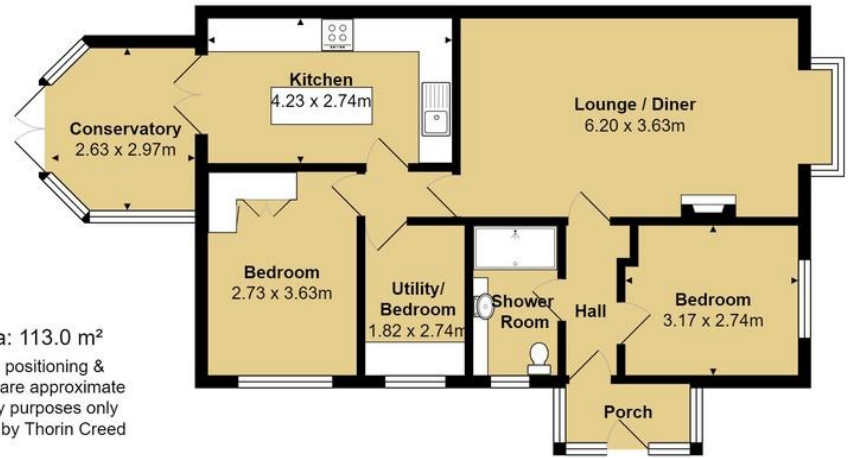
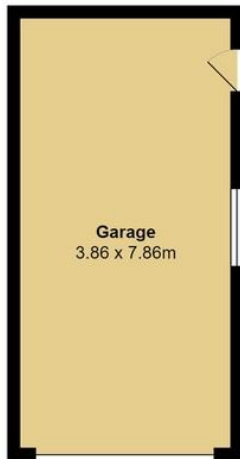
Current: Potential:

SOLAR PANELS

Owned solar panels are installed and have battery storage included.







Total Area: 113.0 m²
All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed