



## Wood View

Wood Lane, ST7 8QU

- A DETACHED RESIDENCE
- SEMI RURAL LOCATION
- NO CHAIN - DOUBLE GARAGE
- GOOD SIZED ACCOMMODATION
- HALL, CLOAKS/W.C
- LOUNGE, DINING ROOM, CONSERVATORY
- BREAKFAST KITCHEN, UTILITY
- 4 BEDS, ENSUITE & BATHROOM

**£337,300**





## Property Description

### INTRO

Wood Lane a lovely semi rural location. Shaw's & Co are delighted to offer For Sale a great sized detached residence with NO CHAIN! Located within a well regarded, popular location the property features a spacious accommodation, comprising; hall, cloaks/w.c, a bay window lounge, dining room, conservatory, breakfast kitchen, utility, 4 bedrooms, ensuite and a family bathroom. An attached double garage, so ideal for part conversion to more accom etc subject to regs etc. A good sized plot with a double width driveway, front garden & a large rear garden paved & lawned. UPVC double glazing, a combi gas central heating. The property is within the semi rural location of Wood Lane yet within easy access to all road & rail links. Viewing essential without delay!

### DIRECTIONS

Please follow Sat Nov for postcode ST7 8QU and the property can be found on the left hand side as identified by our for sale sign.



#### ENTRANCE HALL

Staircase to the first floor, radiator. A weather beater front entrance door with glazed panels. Under stairs store area.

#### CLOAKS/W.C

Low level W.C, wash hand basin, radiator, window to the front.

#### LOUNGE

14' 4" x 10' 3" (4.37m x 3.12m)

With a bay window to the front, radiator. A fire place and inset fire. Double doors to;

#### DINING ROOM

11' 7" x 8' 11" (3.53m x 2.72m)

Radiator, laminate flooring. With patio doors to;

#### CONSERVATORY

10' 2" x 9' 5" (3.1m x 2.87m)

Tiled floor, a UPVC double glazed conservatory, clear glass roof, French doors to the garden.

#### BREAKFAST KITCHEN

11' 5" x 11' 4" (3.48m x 3.45m)

Window to the rear, radiator, fitted base and wall units, single drainer sink, built in oven hob extractor, dishwasher space. Space for breakfast table. Door to;



#### UTILITY ROOM

5' 3" x 4' 8" (1.6m x 1.42m)

With fitted base units, single drainer sink. Wall mounted combi boiler, UPVC part glazed rear access door. Door to;



#### ATTACHED DOUBLE GARAGE

17' 6" x 15' 7" (5.33m x 4.75m)

With twin front doors, rear access door and window. Electric light and power. Much potential to convert to form more accommodation if required subject to regulations etc.

#### FIRST FLOOR LANDING

#### BEDROOM ONE

12' 6" x 10' 3" (3.81m x 3.12m)

Window to the front, fitted wardrobes. Radiator.

#### ENSUITE

Comprising an enclosed shower cubicle, low level W.C, wash hand basin, window to the front.

#### BEDROOM TWO

9' 9" x 9' 7" (2.97m x 2.92m)

Window to the rear, radiator, fitted wardrobes.





#### BEDROOM THREE

13' 4" x 8' 3" (4.06m x 2.51m)

Window to the front, radiator.

#### BEDROOM FOUR

9' 9" x 9' 3" (2.97m x 2.82m)

Window to the rear, an L shaped room, radiator.

#### BATHROOM

Comprising a panelled bath, low level W.c wash hand basin, window to the rear, radiator.

#### EXTERNALLY

A front garden laid to lawn, a double width driveway.

#### REAR GARDEN

A good sized rear garden plot with a large paved patio with a lawn area. A great degree of privacy.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email [enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)

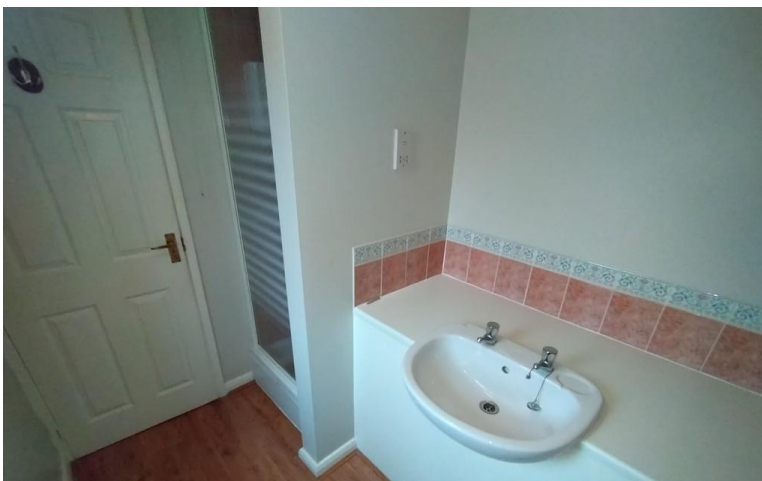
#### FIXTURES AND FITTINGS

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.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

#### 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

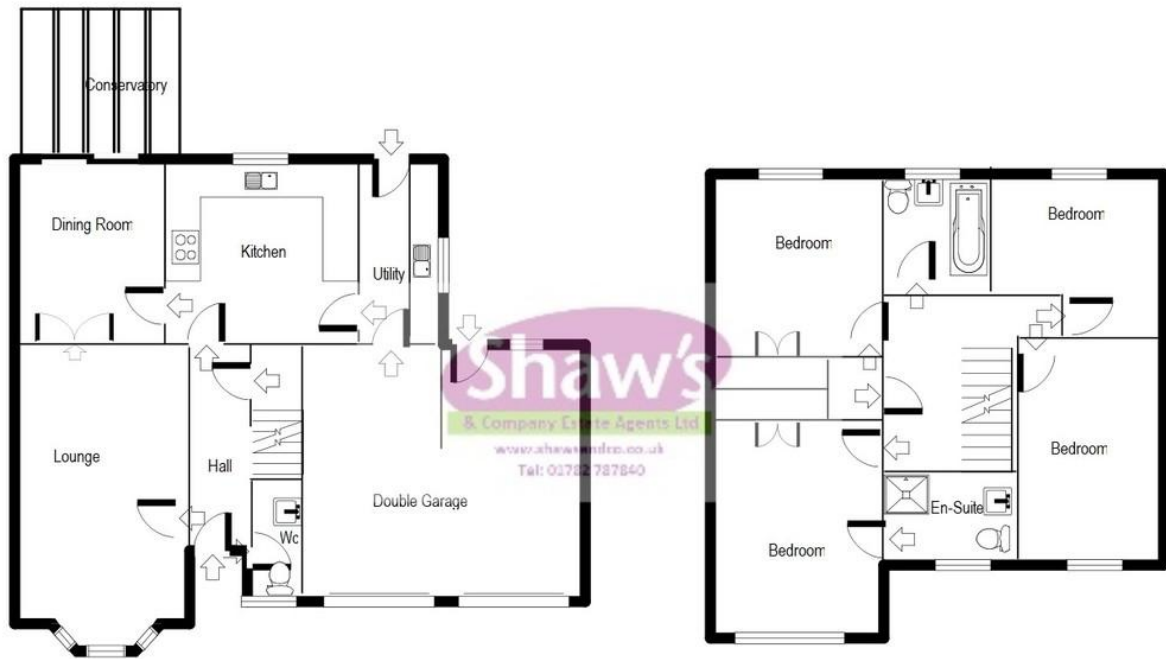
Newcastle Borough Council.

#### COUNCIL TAX BAND E

EPC RATING (PDF available online)

Current: 65D Potential: 77C





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.  
 Made with Visual Builder

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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