



**FOLLOWWELLS**

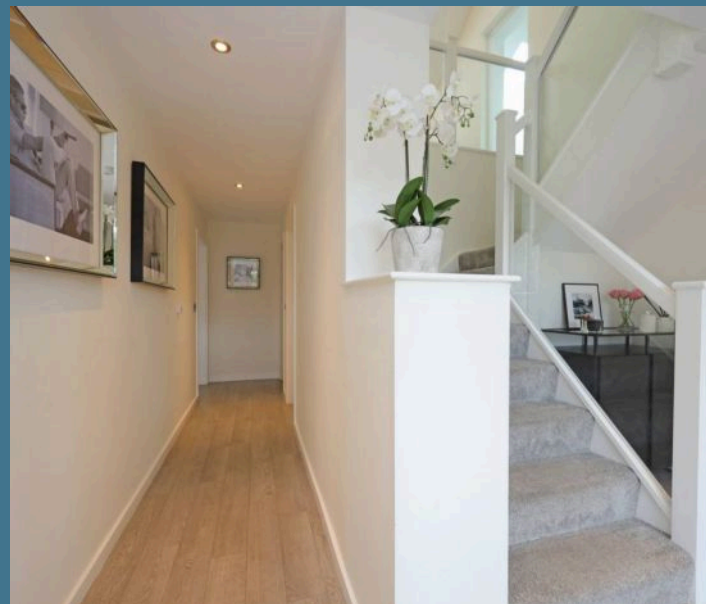
29 Harrowby Drive, Newcastle - ST5 3JW

Offers Over £675,000



- Modern Design Executive Residence
- Premium Residential Address
- Stylishly Appointed For Modern Family Living
- Imposing Open Plan Family Dining Kitchen
- Separate Living Room
- Feature Gallery Landing Areas
- Choice of Master/Guest Bedroom Suites
- Feature Mezzanine Family Bedroom
- Vehicular Security Gate Access
- Large Family Garden Plot

A beautiful and stylishly appointed modern executive detached family home, being one of only two adjacent properties constructed approximately 10 years ago. Boasting a wealth of architectural design features mixed with an extremely practical and spacious family layout with security gated vehicle access and a large private rear garden. Accommodation includes an imposing L shaped open plan family dining kitchen, which incorporates a comprehensive kitchen range including a large island/breakfast bar and a gallery landing overlooking the glazed dining area with bifold door access onto the garden. In addition there is a separate feature formal living room with further access and views onto the rear garden. There are several noteworthy features to the first floor to include two separate gallery areas and a choice of master/guest bedroom suites. There is also a feature family bedroom with a mezzanine level sleeping area which would be an enviable choice for any young family member.





Accommodation detail: –

Secure vehicle access with remote siding security gate and high wall enclosure with block paviour parking for several vehicles. Glazed entrance door/side panel opening to a reception hallway with glass balustrade return staircase to the first floor. Internal access to a large integral garage with remote roller door, external side access and store cupboards housing the central heating system which includes underfloor heating to the ground floor. The hallway continues to a purpose built utility with gloss base/wall units and integrated plumbing provision for washing/dryer facilities. There is also a separate cloakroom with WC and vanity wash basin off the hallway.

At the end of the hall, a glazed door opens to a superb open plan family dining kitchen with large format tiled flooring running throughout the entire room. The kitchen area is comprehensively fitted with an extensive range of gloss units and granite work tops having inset one and a half sink and an integrated dishwasher. A matching built in tall range with larder cupboards has centrepiece twin side-by-side electric fan ovens, with a recess for a freestanding American fridge freezer and feature inset wine chiller. There is also a large centrepiece island with matching work surfaces extending to a breakfast bar with pan drawer/cupboard units beneath.

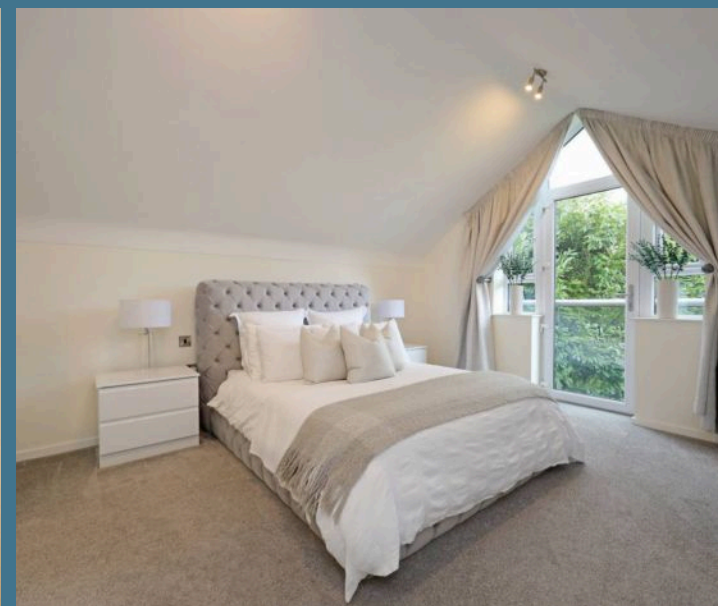




Windows overlook the front and side aspect, with feature full height corner glazing incorporating bifold door access opening onto the rear garden within the suggested dining area. This area also has a vaulted ceiling and feature gallery landing overlooking from above. A door from the family area leads to a relaxing lounge, fitted with display/storage units to a media wall, with a window and additional patio door access onto the garden.

The first floor landing area features a circular window and gallery landing space large enough to be utilised as a study area with apex ceiling and skylight. Beyond this landing area is the guest bedroom or alternative master suite, incorporating a dressing area with skylight window and fitted with wardrobe units to two walls with matching drawer/bedside cabinets. A further feature window overlooks the front aspect. There is an ensuite shower room incorporating walk-in shower with contrasting tiling to walls and main thermostatic shower in addition to a vanity wash basin and WC.

Returning back to the main landing there is another galleried outlook onto the family dining area below. The master bedroom situated to the rear of the property, with a vaulted ceiling enjoys a glazed apex window incorporating Juliet balcony overlooking the rear garden. It is fitted with a dressing table and bedside cabinets and a matching style ensuite incorporates another walk in shower with contrast tiling to walls, vanity wash basin and WC. The two remaining bedrooms ideally suited for a growing family comprise a further feature bedroom with double height window and staircase with glass balustrade to a mezzanine level sleeping area, fitted with matching style wardrobe, shelving and drawer units.







The fourth double bedroom has further fitted wardrobe/drawer units and a window to the side elevation with additional skylight within a partial vaulted ceiling. Between these two bedrooms there is a luxury family bathroom with feature tiling and comprises a four piece suite with bath, walk in shower, wall hung vanity wash basin and WC.

Externally there is an extensive family garden, fence enclosed and well screened with laurel hedging to side and rear border. The garden is landscaped with a large timber deck patio area having stone feature and an extensive lawn area with a mature tree/shrub bed. Paved access can be obtained either side of the property through a security door/gate.

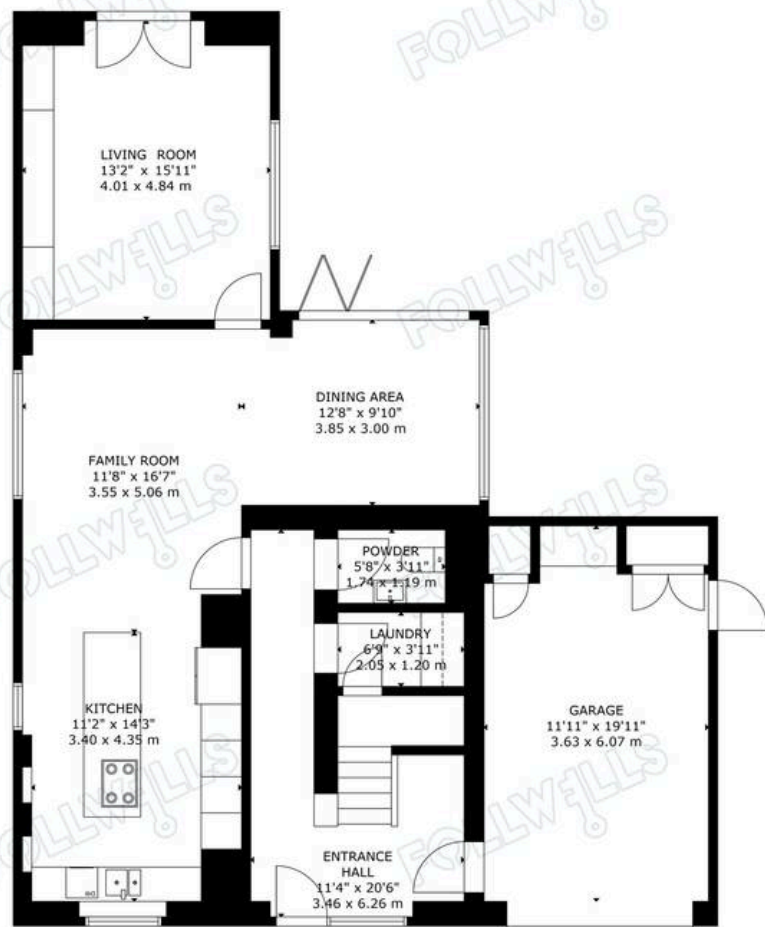
Council Tax band: E

Tenure: Freehold

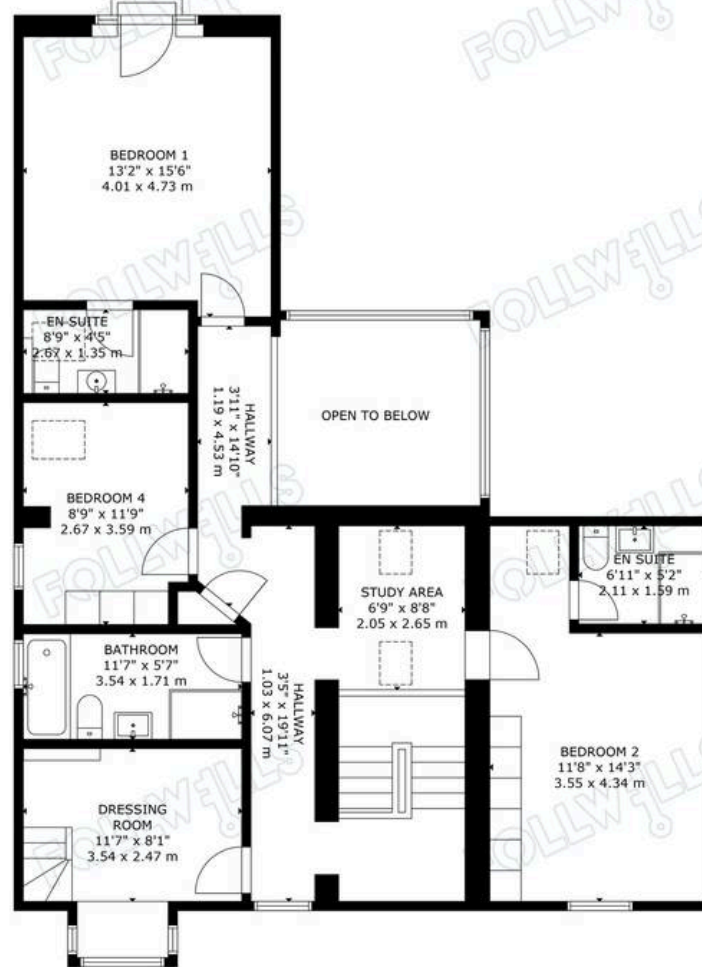
EPC Energy Efficiency Rating: B



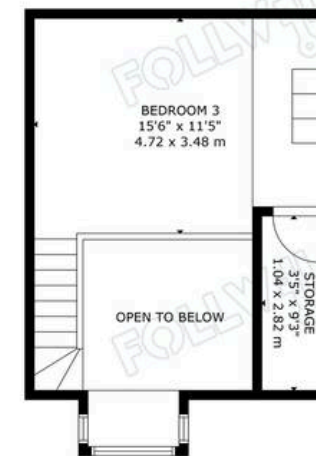




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA  
 TOTAL: 211 m<sup>2</sup>/2,274 sq ft  
 GROUND FLOOR: 87 m<sup>2</sup>/941 sq ft, FIRST FLOOR: 102 m<sup>2</sup>/1,099 sq ft,  
 SECOND FLOOR: 22 m<sup>2</sup>/234 sq ft EXCLUDED AREAS: GARAGE: 22 m<sup>2</sup>/237 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

