



FOLLWELLS

22 Rugby Close, Newcastle - ST5 3JN

In Excess of £350,000

- Beautifully Presented Three Bedroom Semi Detached House
- Undergone Extensive Recent Refurbishment
- Premium Residential Cul-De-Sac Location
- High Specification Fittings Throughout
- Living Room With Feature Clearview Stove
- Stylish Fully Equipped Dining Kitchen
- Modern Four Piece Suite Bathroom
- Large Plot With Potential For Further Extension
- Attractive Landscape Rear Garden
- No Upward Sales Chain

A truly stunning three bedroom semi detached house holding a quiet cul-de-sac location within the premium residential district of the Westlands. The present owners have undertaken an extensive refurbishment programme with full electrical rewire, upgraded heating system and creation of a well equipped family dining kitchen area with high-end appliances and utility space with cloaks WC. It is finished to a high specification refit with meticulous detail throughout, which includes feature multi fuel stove to the living room, traditional style triple column radiators, 'trendi' low profile sockets and switches, bespoke under stair storage units and a luxurious four piece family bathroom suite.

The property also benefits from being situated on a larger than average garden plot, with ample width to the side, giving potential for further extension (subject to planning requirements) and currently offers a fully enclosed and attractive rear garden with extensive Indian stone patio. Additionally, the property will be sold with no further upward sales chain. Ideally suiting a purchaser looking for a home that is ready to move into.





Accommodation in detail: –

Enclosed glazed porch opening to hallway with part glazed oak internal doors and large format tile flooring continuing through to the dining kitchen. The hall features a traditional style radiator and replacement oak balustrade staircase with fitted shoe/store cupboards underneath. A beautifully appointed living room enjoys a large picture window overlooking the front and has further feature radiator and a clear view multi fuel stove set within the chimney breast with oak over mantle.

An impressive open plan dining kitchen is fitted with a contemporary range of units having quartz worktops extending to a peninsula breakfast bar area and has a one and a half drainer sink with waste disposal. Integrated appliances comprise; fan assisted electric oven with fitted microwave oven above, dishwasher, full upright fridge, wine chiller and gas hob with extractor canopy. There is ample space for a large dining table with window and a large set of patio doors overlooking and giving access onto the rear garden. The dining kitchen is finished with further feature radiator and additional under stairs storage. Off the kitchen there is a rear utility porch, with continuation of matching tile floor and has provision for washing facilities.

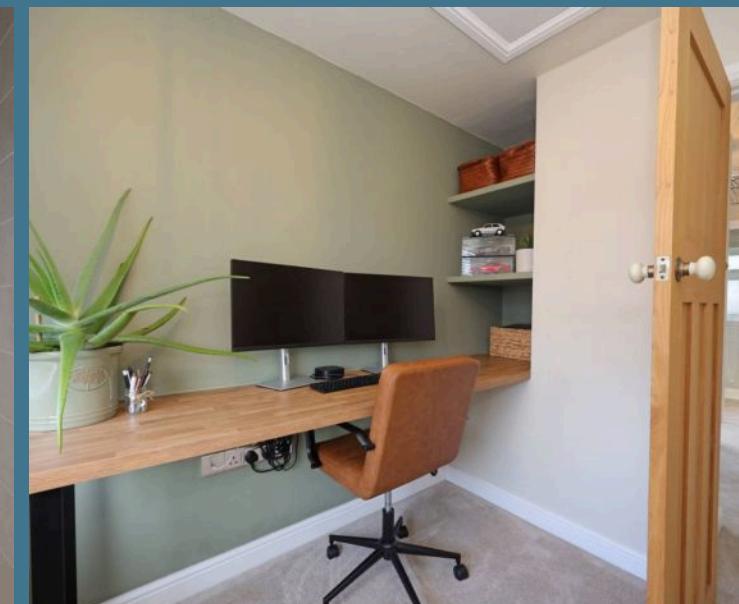
Within the rear porch there is also an enclosed cloakroom with WC, wash basin and concealed access to the central heating boiler. The rear utility porch also provides rear external access and internal access to the attached garage, which has further window, power connection and an automatic main roller door. The property has also been pre-wired, allowing straight forward installation of an electric vehicle charging point.

The meticulous finish to the property continues on the first floor with oak internal doors to rooms from the landing which has a large window to the side aspect flooding the area with natural light. The master bedroom looks out onto the front with further feature radiator, fitted wardrobes to one wall and decorative wall panelling.

The second guest/double bedroom also features built in wardrobes with decorative wall panelling and enjoys views over the rear garden. A good size third bedroom, currently being used as a study also overlooks the front and has a pull down ladder providing access to a large useful floor boarded loft. A stylish appointed bathroom features a bath with concealed mixer tap and shower spray, walk in separate shower cubicle with main shower and separate spray, wash basin and WC. The bathroom is finished with modern wall tiling and towel radiator.

The property stands on a generous plot with one and a half width frontage, offering tremendous potential for further side extension in the future (STPP). Currently there is a driveway leading to the garage with shrub screening to boundaries and a lawn area. The rear garden has been extensively landscaped comprising of a large Indian stone patio area to the rear and side of the property creating potential for further hard standing parking if required.

There is an attractive fully enclosed rear garden with shaped lawn and pathways having various borders and a raised timber sleeper vegetable plot. Outbuildings comprise timber summerhouse, shed and greenhouse.





Sulphate floor test: 01/06/2023 - 1280mg/l SO4 (CLASS 2) - Based on the recommendations of the BRE Special Digest and the CLG guidelines the risk of a sulphate attack to the floor slabs is considered to be low. The infill material is at a relatively low sulphate content and the concrete is of satisfactory depth and quality. Floor repairs are therefore not considered to be necessary in this case.

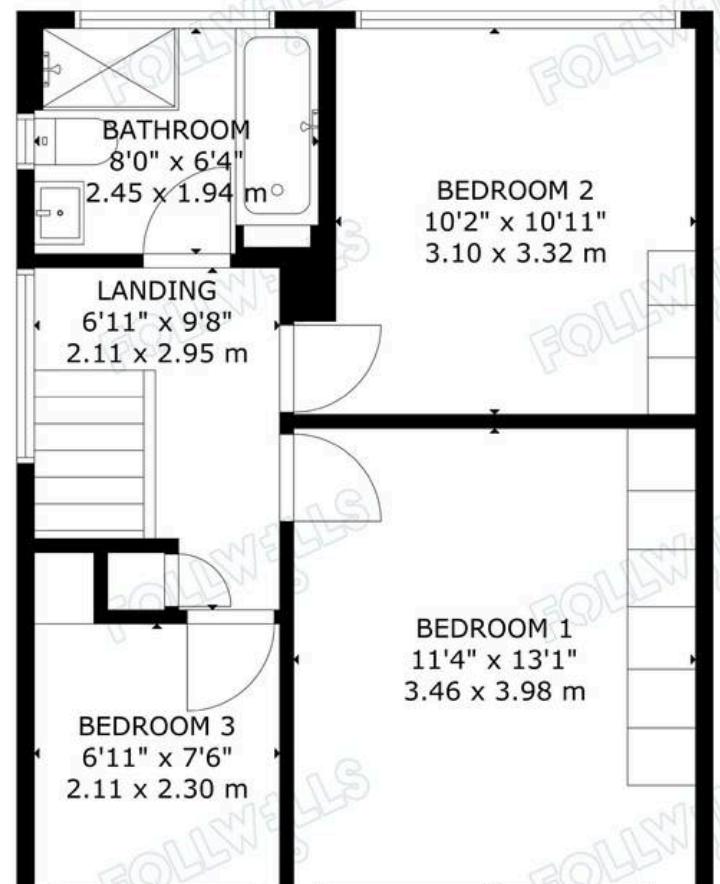
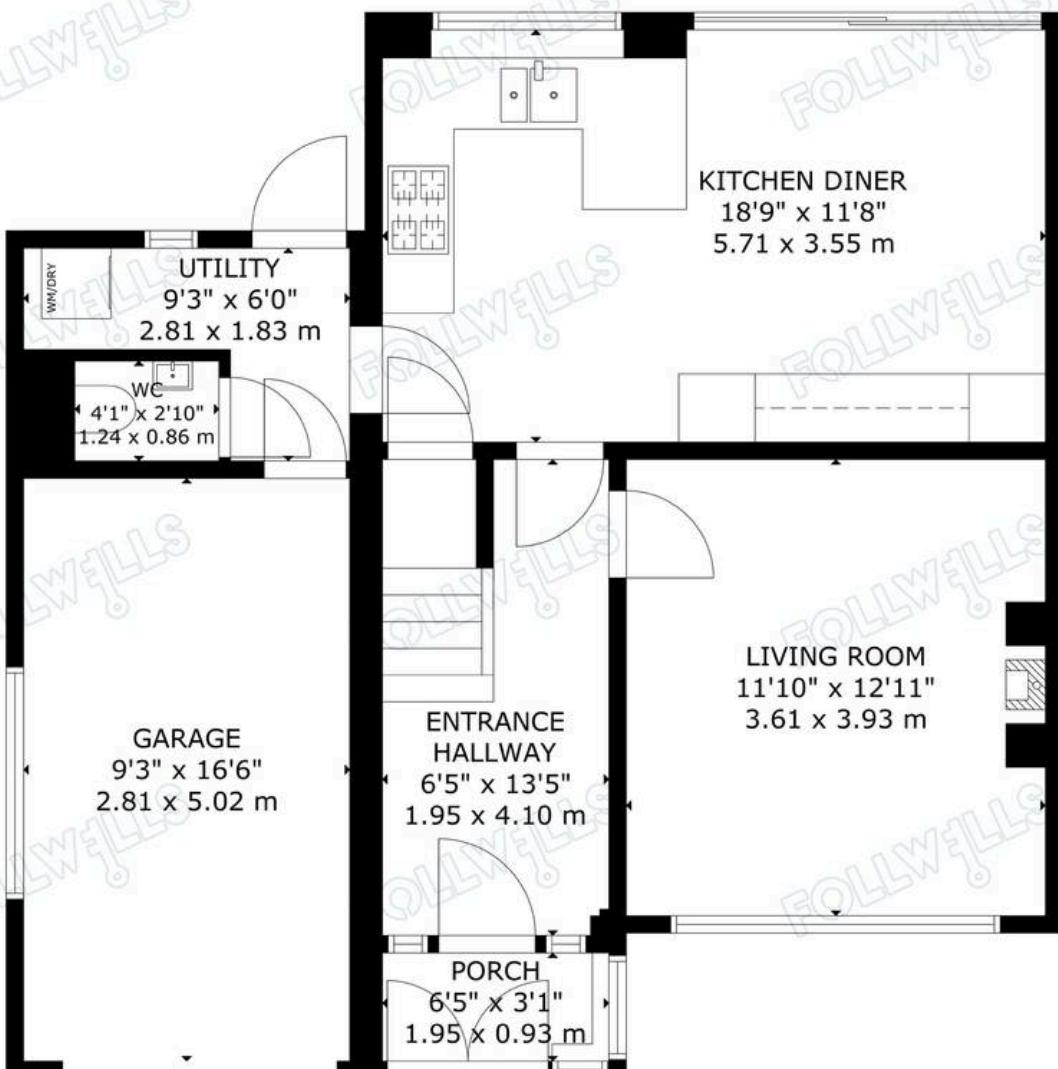
Agent note: The property is currently owned on possessory title with full transferable indemnity cover (copy of indemnity policy is available for inspection) Full title can be applied for after 12 years from commencement of possessory title 05/12/23.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





GROSS INTERNAL AREA
TOTAL: 94 m²/1,011 sq.ft
GROUND FLOOR: 52 m²/556 sq.ft, FIRST FLOOR: 42 m²/455 sq.ft
EXCLUDED AREAS: GARAGE: 14 m²/152 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY