

FOR SALE



Wallsend, Todwick Grange, Todwick
Offers In Excess Of £900,000

***** GUIDE PRICE £900,000 - £1,000,000 *****

MARTIN&CO



Todwick Grange, Todwick

5 Bedrooms, 4 Bathroom

Offers In Excess Of £900,000

- FIVE DOUBLE BEDROOMS
- FOUR RECEPTIONS ROOMS
- FANTASTIC TRANSPORT LINKS
- GORGEOUS GROUNDS
- PRIVATE LOCATION

Wallsend is a stunning and substantial property standing on one of the very few exclusive plots within Todwick Grange. Off the beaten path the property enjoys quiet peace of living, accessed via a private road whereby there is no passing traffic or footfall, just yourself, a few select neighbours and the delights of the surrounding countryside. The real beauty of its location is that once at the property you get the feeling of privacy and remoteness however its prime placement offers fantastic access to major transport links with the M1, A57 and A1 all within very easy reach, furthermore the local village amenities of Todwick or in the near vicinity. The impressive family home is a property anyone would be proud of and is offered to the market with no chain, CALL NOW to register your interest.



ENTRANCE HALL Following the grand approach to this property you are then greeted by a light and spacious entrance hall. Finished in neutral colours and laid with carpet flooring the entrance offers access to a large cloak room as well as access through to most rooms of the house and to the principle staircase.

LOUNGE Looking front the front elevation the main lounge room is located to the extreme right of the property and is a huge reception room. Flooded with natural light, finished in neutral colours and with a cream carpet the room feels incredibly spacious and open. To the rear of the room are a pair of UPVC French Doors, allowing the room to be opened up into the garden, heighten the feeling of space and giving access to the rear garden, perfect for the summer months. A

gas fire with surround provides a focal point to the room.

KITCHEN To the rear of the property with views out on the garden the kitchen again is a very light room with large upvc French doors. Offered with a high specification fitted kitchen the room has a very contemporary feel, comprising of a wide range of high gloss wall and base units, granite work surfaces and a central island with inset sink with drainer and mixer tap, eye level double oven, grill and microwave, induction hob, integrated fridge freezer and dishwasher, tiled flooring and spotlighting.

DINING ROOM Located across the hallway from the kitchen, the formal dining room is large enough to accommodate a family sized dining table and chairs and has a feature box bay window again letting sunlight flood through. Finished in neutral colours and laid with carpet

SITTING ROOM Another great sized room this is the perfect place to sit and relax, hidden away to the back of the property and again with views out onto the garden. Yet again French doors allow this room to be opened up bringing the outside in.

LIBRARY/LIVING ROOM The fourth reception room at ground level this is currently furnished and used as a library but is a large enough room to be utilised for what every purpose suits your needs. Finished in neutral colours with carpet flooring.

UTILITY ROOM & WC Situated to the far left of the property behind the double garage is a spacious utility room, Offered with a range of base units and counter top space and plumbing for a washing machine and space for a dryer. From here is access to the down stairs WC and also access out into the rear garden. A second staircase at the entrance to the utility room leads up to the games room. Also internal access to the double garage is from here.

GAMES ROOM Forming the top half of a substantial extension the games room is a fantastic space, brilliant for entertaining guests, hosting parties or relaxing and watching the sport. Finished with neutral colours, and carpet flooring bordered with solid oak skirting boards and fitted wooden bar to match. Currently the owner has the room equipped with full size snooker table, dartboard and projector screen. This is the perfect get away space for adults and teenagers alike.



MASTER BEDROOM The master bedroom with its adjacent dressing room and en-suite bathroom occupy a large portion of the upstairs floorspace. This is truly a master suite in every sense of the word. The bedroom itself will easily accommodate a Super-king sized bed with no difficulty, with floor space to spare which then leads on to the dressing room, which is the size of a double room in itself. Offered with a two full walls of quality mirrored wardrobes. Finished with carpet flooring and spotlights

ENSUITE BATHROOM Accessed through the dressing room the en-suite bathroom has a feeling of grandeur finished in a style reminiscent of a Greek bath with natural stone tiles and an ornate fitted suite. The bathroom has a double plunge pool bath, low flush wc and wash hand basin with pedestal, column radiator with heated towel rail and also a freestanding shower enclosure.

BEDROOM TWO Bedroom two is larger than the average master bedroom, a great sized room offered with fitted furniture, two windows filling the room with light, finished in neutral colours, carpet flooring and with spotlights.

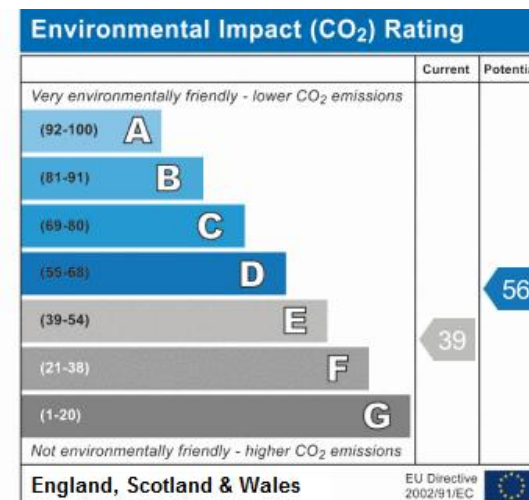
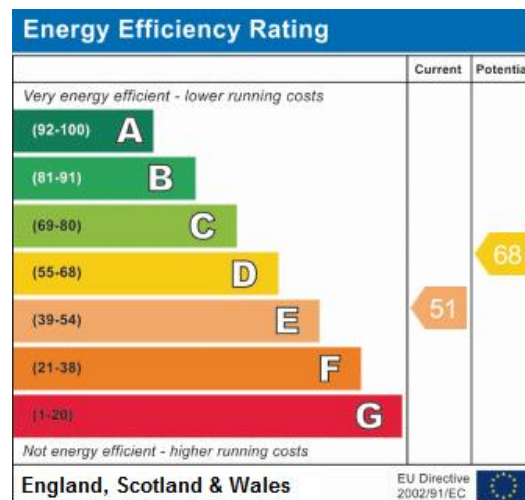
ENSUITE Bedroom two's en-suite shower room is finished with tiled walls and flooring and is offered with a large vanity unit with inset basin, low flush wc and shower enclosure.

FAMILY BATHROOM A spacious bathroom with four piece white suite including corner bath large corner shower enclosure, low flush wc and vanity unit with basin. Finished with tiled flooring and spotlighting

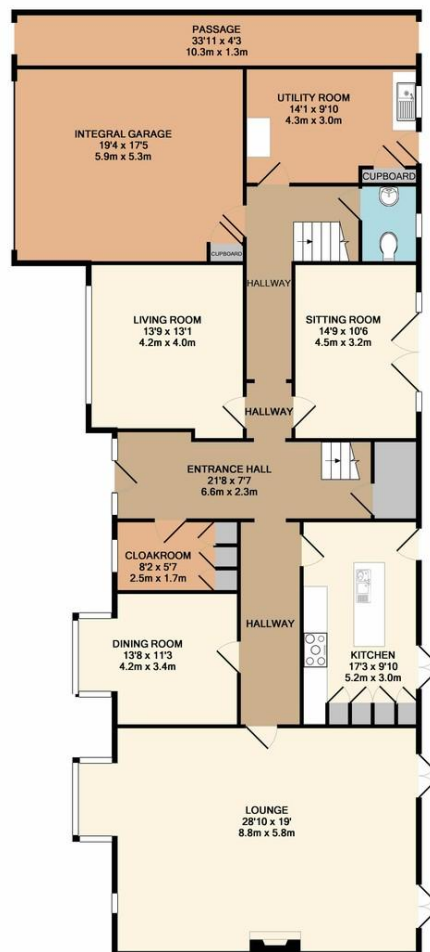
BEDROOM THREE To the front of the property bedroom three is again a large double room looking out over the decorative entrance to the property and receiving the lion's share of the morning sun. This room again is equipped with a full wall of fitted wardrobes.

BEDROOM FOUR & FIVE To the front of the property and situated adjacent to each other bedrooms four and five are identical in size, both double rooms, neatly presented again in neutral colours with carpet flooring.

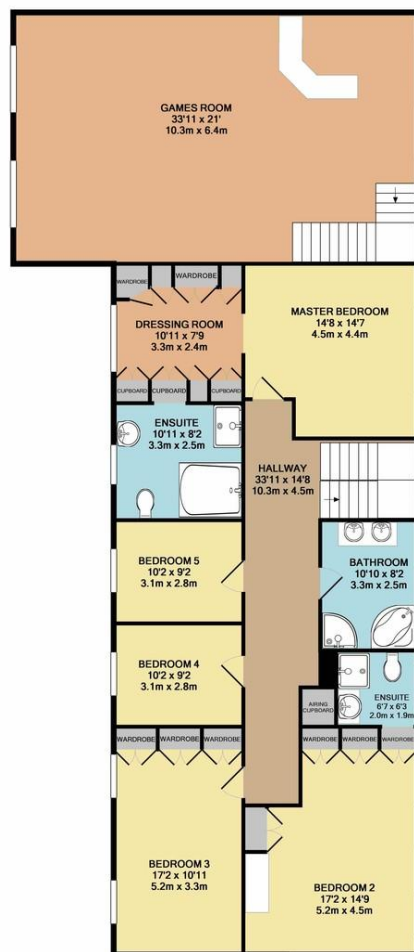
EXTERNALLY PLUS DOUBLE GARAGE This impressive property also stands on equally as impressive grounds. To the front of the property the electric gated entrance opens onto a resin driveway large enough to provide off road parking for several cars. This then leads up to the spacious double garage, equipped with power and lighting. Running internally along side the garage is passageway providing access to the rear of the house and is a really practical well thought out feature. To the side of the driveway is a decorative and landscaped garden with shrubs and plants all planted and designed in a way that it is a pleasure to sit and look out over. The rear of the property is the 'Walled Garden', bordered by a stone wall this is a private and fully enclosed space. Encompassing lawns, patio space, a pagoda and timber playhouse.







GROUND FLOOR
APPROX. FLOOR
AREA 2257 SQ. FT.
(209.7 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 2181 SQ. FT.
(202.6 SQ. M.)

TOTAL APPROX. FLOOR AREA 4438 SQ. FT. (412.2 SQ. M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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