



- 4 Bed Detached House
- Snug with French Doors
- Tastefully Decorated
- Lovely Village Location

- Updated & Presented to a High Standard
- Fabulous Breakfasting Kitchen
- Garage

- Lounge with Wood Burner
- Well Appointed Shower & Bathrooms
- Good Sized Garden

This 4 bedroomed detached house has been refurbished to a particularly high standard and is tastefully decorated and presented throughout. With gas fired central heating and sealed unit double glazing, the Entrance Hall has a tiled floor extending into the Reception Hall, where there is a Cloaks/Shower/WC fitted with a wall hung wc with concealed cistern, statement circular marble wash basin with wall mounted mixer tap and shower cubicle with rainhead and hand held showers. The focal point of the spacious Lounge is a wood burning stove within a recessed fireplace with solid wood mantle shelf. There is also a Snug with French doors to the rear. The well fitted Breakfasting Kitchen has a range of wall and base units, twin bowl sink unit, granite work surfaces and breakfast table, dual fuel Rangemaster range style cooker, integral fridge with matching door and walk in shelved Pantry. Stairs lead from the hall to a spacious First Floor Landing, with access to the part boarded loft via a retractable ladder. Bedroom 1 is to the front and has wall to wall wardrobes. Bedroom 2 has a range of fitted wardrobes and is to the side. Bedroom 3 is also to the side, whilst Bedroom 4 is to the front. The family Bathroom/WC is beautifully fitted with a wall hung wc with concealed cistern, freestanding oval bath with handheld shower and inset TV over, his and hers wash basins with storage under and mirror over and a shower enclosure with rainhead and hand held showers. There is a Garage to the rear with up and over door and driveway.

The Front Garden is generous in size, extending to the side with family lawn, a range of plants and shrubs, patio and hedge surround. There is also a useful shed to the side.

Walbottle is a charming village on the Western periphery of Newcastle, with primary and secondary schooling along with good local amenities. There are good road links into Newcastle and excellent access to the A69 and A1.

Entrance Hall 5'2 x 3'8 (1.57m x 1.12m)

Reception Hall 18' x 5'9 (5.49m x 1.75m)

Shower/WC 8'6 x 2'10 (2.59m x 0.86m)

Lounge 18'8 x 14' (5.69m x 4.27m)

Snug 15'3 x 9'8 (4.65m x 2.95m)

Breakfasting Kitchen 15'3 x 10'2 (4.65m x 3.10m)

Pantry 7'4 x 3' (2.24m x 0.91m)

First Floor Landing 11'11 x 9'10 (3.63m x 3.00m)

Bedroom 1 11'2 x 10'8 (3.40m x 3.25m)

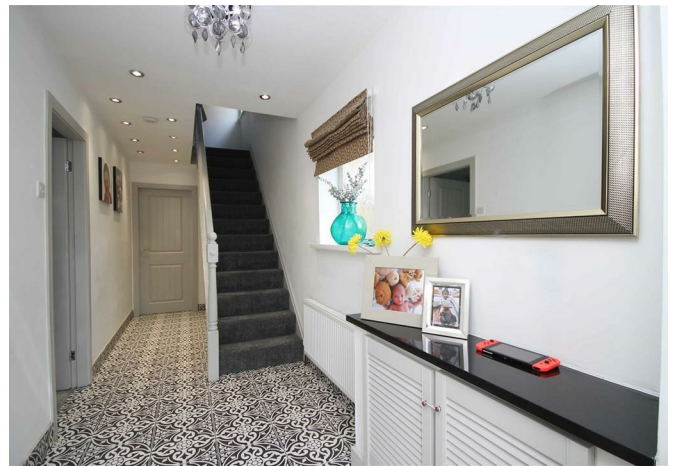
Bedroom 2 10'6 x 10'2 (3.20m x 3.10m)

Bedroom 3 10'3 x 7' (3.12m x 2.13m)

Bedroom 4 9'2 x 6'3 (2.79m x 1.91m)

Bathroom/WC 9'6 x 7' (2.90m x 2.13m)

Garage 17'6 x 8'6 (5.33m x 2.59m)





Energy Performance: Current D Potential B

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.