



BURNHAM AVENUE, WEST DENTON PARK, NEWCASTLE UPON TYNE NE15 8QG

£189,950



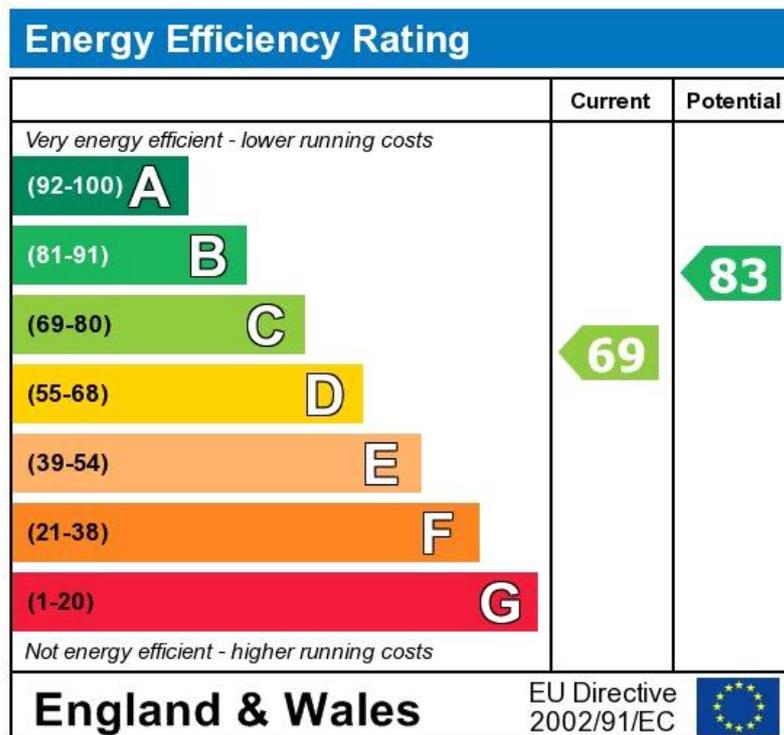
**A STUNNING AND IMPOSING 4 BED DETACHED
FAMILY HOME**

PROPERTY REFERENCE CODE: RS0200

BURNHAM AVENUE, WEST DENTON PARK, NEWCASTLE UPON TYNE NE15 8QG

A stunning and imposing 4 bed detached family home that has been tastefully updated and extended by its current owners to high standards with large gardens, set on a corner plot with south facing aspects to front and side.

- CENTRAL HEATING
- DOUBLE GLAZING
- GARAGE
- GARDEN
- LOVELY VIEWS
- OFF-STREET PARKING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

This property consists of:

Wilson Defraime are delighted to bring to the market this stunning, extended 4 bedroom detached property set with the most breathtaking southerly views across the open countryside and to Wylam. Stands on a generous size plot with off street parking for two vehicles and benefits from gardens to 2 sides.

Property comprises:-

Entrance Hallway (2.60m into stairs x 1.396m)

Accessed via UPVC double glazed door, laminate to floors, modern décor to walls, storage cupboard, pendant light fitting to ceiling, single panel radiator, door leading to lounge/diner, stairs leading to first floor landing.

Lounge/Diner (8.347m x 3.58m)

Laminate to floors, neutral décor to walls, dual aspect floor to ceiling windows to front and rear elevation, single and double panel radiator, 2 x pendant light fitting to ceiling, thermostatic room control, door leading to kitchen.

Kitchen/Diner (4.40m x 3.66m)

Oak effect Laminate to floors, high gloss white kitchen with a range of base units and tall larder style units, double glazed window to rear and side elevation, under bench integral fridge, 4 ring electric hob with touch controls and LED display, inset stainless steel electric oven, stainless steel splashback and stainless steel and glass extractor above, beech solid wood traditional style worktops to 2 sides, large stainless steel sink

bowl with stainless steel drainer and large chrome mixer tap, single panel radiator, space for dining table and chairs, 2 x pendant light fittings to ceiling, mechanical ventilation, UPVC French doors leading directly onto patio and side garden, door to garage.

Stairs leading to first floor landing.

First floor landing (4.17m x 2.97m)

Carpets to floors, 2 x pendant light fitting to ceiling, access to loft, above stair storage, neutral décor to walls, 2 x double glazed windows with the most stunning views of uninterrupted countryside and across the valley.

Master Bedroom (4.250m x 2.64m)

Located to the front of the property, single panel radiator, double glazed window overlooking beautiful south facing views and countryside, stripped wood floors painted white, neutral décor to walls, pendant light fitting to ceiling, traditional pine doors.

Bedroom 2 (3.26m x 2.64m)

Located to the rear of the property, laminate to floors, neutral décor to walls with feature union jack wall in modern style, pendant light fitting to ceiling, single radiator, large UPVC double glazed window overlooking rear elevation, ample amount of space for storage and bedroom furniture, also has traditional pine door.

Bedroom 3 (6.28m x 2.36m)

White wash laminate to floors, modern décor to walls, 2 x double glazed window overlooking rear and side elevation, convector style double radiator, pendant light fitting to ceiling.

Bedroom 4 (3.30m x 1.85m)

Laminate to floors, neutral décor to walls, pendant light fitting to ceiling, single panel radiator, double glazed window overlooking front elevation, traditional pine door, storage space above stair header.

Family Bathroom (1.99m x 1.85m)

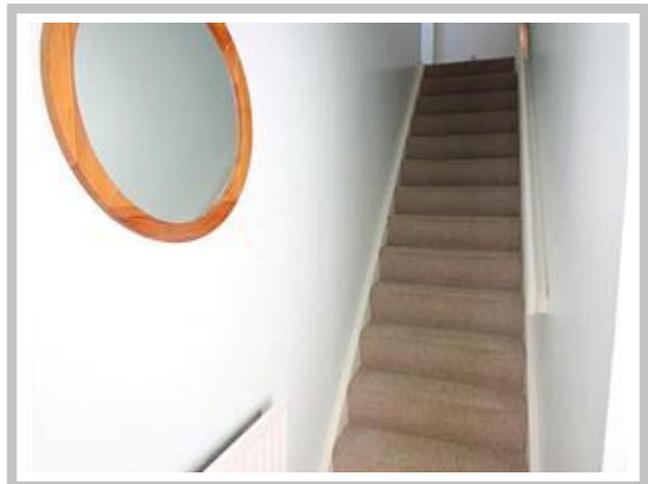
Tiled effect laminate to floors, partial tiles to half height in neutral white, remaining white neutral décor, UPVC double glazed window to rear elevation, electric shower above bath, 3-piece suite in white, light fitting to ceiling, mechanical ventilation and heated Via mains chrome towel rail also with traditional pine door.

Garage (4.359m x 2.654m)

Plumbed for automatic washing machine and space for dryer, space for free standing fridge freezer, pendant light fitting to ceiling, electric powered roller shutter, combination boiler system, UPVC double glazed door and matching window, access from the rear of the property.

The property boasts from the most stunning views to 2 sides with a large corner garden laid mainly to lawn with block paved patio, mature hedging to front elevation separated with fence to front garden, planning consent is approved for a conservatory to the side elevation, the base and dwarf walls have already been constructed, a new buyer could continue with the addition.

Stunning 4 bed family home with off street parking and garage, garden to front and side, rear block paved patio and block paved double driveway with access to garage by way of electric roller shutter.











TENURE: We have been advised by the Vendors the property is Freehold.
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.