



**HAMSTERLEY CRESCENT, NEWCASTLE UPON TYNE, TYNE AND WEAR NE15 8UQ**

**£199,950**



**IMPRESSIVELY RENOVATED AND MODERNISED 4  
BED LINK-DETACHED FAMILY HOME**

**PROPERTY REFERENCE CODE: RS0385**

# **HAMSTERLEY CRESCENT, NEWCASTLE UPON TYNE, TYNE AND WEAR NE15 8UQ**

Wilson Defraigne are very excited to offer to the market this impressively updated and modernised 4 bed link detached family home in the desirable area of West Denton Park, Newcastle upon Tyne

- NEW FITTED KITCHEN
- INTEGRATED APPLIANCES
- MODERN DESIGN THROUGHOUT
- LARGE GARDEN
- LOVELY VIEWS
- BATHROOM REFUBISHMENT
- UTILITY AREA
- DRIVEWAY
- OFF-STREET PARKING
- DOUBLE GLAZING
- CENTRAL HEATING
- ALARM
- NO ONWARD CHAIN

## **This property consists of:**

Traditional built with brick construction with tiled roof, 4 bed detached property with block paved drive and low maintenance front garden with driveway. Access into porch via composite door

Front Porch (2.39m x 0.97m)

Vinyl floors, neutral décor, wall mounted light fitting, windows to 2 sides with 2x top openers and door way into the entrance hallway.

Entrance Hallway (3.37m x 1.69m)

Entrance hallway via upvc double glazed door with decorative centre panel, Tile effect laminate to floors in a cream marble effect, Wall mounted radiator, pendant light fitting, alarm panel, smoke detector, staircase leading to the first floor with under stair storage and doors leading to all ground floor accommodation.

Lounge (3.95m x 3.75m)

Door access to lounge located at the front of the property, Oak effect laminate to floors, neutral décor to walls, Large UPVC double glazed window to front elevation with large side opener, central pendant light fitting, Wall mounted television bracket with concealed fixings, USB electric double sockets, double radiator, and alarm sensor.

Kitchen (5.86m x 3.79m narrowing to 2.94m)

Kitchen located to the rear of the property spanning the entire width with access to rear garden. Floor flows through from entrance hallway, modern range of handleless ivory high gloss kitchen wall and base units, integral microwave and single oven, 4 ring Induction electric hob, glass splash back and wall mounted extractor above, recessed chrome spotlights with LED to ceiling, large single composite sink with drainer in white with chrome mixer tap, double glazed window with side opener facing the rear garden and double french doors leading to the same, breakfast bar with space for bar stools, integrated appliances as vertical fridge freezer and full size dish washer, wall mounted concealed television fixings, double radiator, and door leading to utility. Space for dining table and chairs.

Utility (2.38m x 1.93m)

Oak effect laminate to floors, neutral décor to walls, Pendant light fitting to ceiling, combination boiler system, plumbed for automatic washing machine and tumble dryer, double glazed window fixed panel, overlooking the rear garden.

Bedroom 4/Study/office (4.98m x 2.21m)

Located on the ground floor of the property off the hallway, Converted from garage. Modern grey vinyl to floors, modern décor to walls, 2x spotlight tracks to ceiling, concealed panels for electrical fittings, double radiator with thermostatic valves and double-glazed window with 2x top openers located to the front of the property.

Staircase (2.63m x 2.07m)

Staircase leading to first floor landing, carpets to floors, beautiful oak handrails and base rails with chrome spindles and end caps to staircase and landing, double glazed window with bottom opener to side elevation, neutral décor, pendant light fitting, access to loft, large storage cupboard and doors leading to all first floor accommodation.

#### Master Bedroom (3.80m x 2.86m)

Located to the front of the property, oak effect laminate to floors, double radiator with thermostatic valve, large double glazed window with side opener to front elevation with southern views across the Tyne Valley, pendant light fitting to ceiling and neutral décor to walls.

#### Bedroom 2 (3.06m x 2.85)

Located to the rear of the property, Oak effect laminate to floors neutral décor to walls, double radiator with thermostatic valve, spotlight track to ceiling, large double-glazed window with side opener with views of the rear garden and across the countryside.

#### Bedroom 3 (2.66m x 2.43)

Located to the front of the property, oak effect laminate to floors, neutral décor to walls, single panel radiator with thermostatic valve, spotlight track to ceiling, large double-glazed window to front elevation with side opener with views over the Tyne Valley, over stair bed header fixture providing additional space.

Garden to rear,

Split level with composite decking boards throughout leading down to paved patio with space for storage shed, perimeter fencing on a southerly facing aspect with uninterrupted views and privacy from the front and rear elevations.

The property is freehold

Property benefits from garage conversion many new features and updating by the current owners.











**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.