



**NORTH FARM COURT, THROCKLEY, NEWCASTLE UPON TYNE NE15 9DW**

**£210,000**



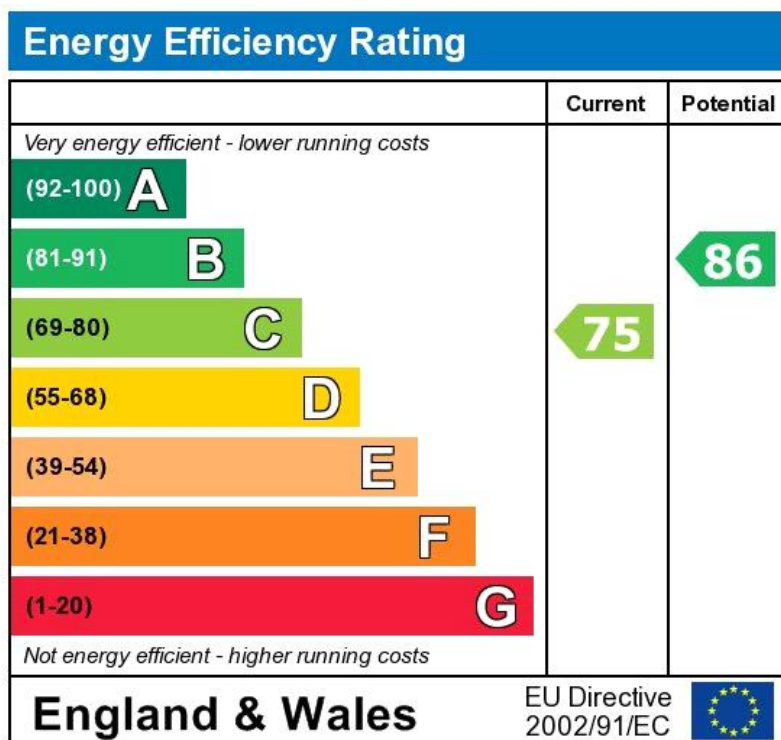
## **NORTH FARM COURT**

**PROPERTY REFERENCE CODE: RS0010**

# NORTH FARM COURT, THROCKLEY, NEWCASTLE UPON TYNE NE15 9DW

Wilson Defraime are delighted to bring to the market for the very first time this stunning, impressive and immaculately presented 4 bedroom town house with superb access to local transport links to the city and Heddon on the Wall.

- CENTRAL HEATING
- DOUBLE GLAZING
- EXTREMELY DESIRABLE AREA
- GARAGE
- GARDEN
- WOODEN FLOORS



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:**

Entrance Hallway (4.06m x 2.37m)

Accessed via double glazed door with side panels leading into attractive hallway with solid wood to floors, neutral décor to walls, under stair cupboard, doors leading to:-

Ground Floor W/C (0.96m x 1.50m)

With solid wood to floors, neutral décor to walls, low level WC, wash hand basin, mechanical ventilation and warmed via radiator.

Kitchen/Diner (5.04m x 2.92m)

Large kitchen/diner with under floor heated tiled floors. Integral under bench fridge-freezer, space for washing machine, vast range of modern wall and base units, stainless steel sink unit, window overlooking rear garden, double UPVC French doors from dining area leading directly onto private rear garden, space for large fridge freezer and dining table and chairs.

Reception room two/Playroom/Office (3.99m x 2.52m)

With large bay window to front elevation, carpet to floors, large children's Muriel to feature wall, bright light room which can be used for multitude of purposes.

Staircase to first floor landing (3.74m narrowing to 3.70m)

With carpet to floors, neutral décor to walls, wood spindle staircase and access to first floor

First floor landing (3.08m x 2.19m into staircase)

With carpet to floors, neutral décor to walls and doors leading to:-

Lounge (5.05m x 3.74m)

Large lounge with French doors and Juliet balcony overlooking rear garden, carpet to floors, modern décor to walls and warmed via gas central heating radiators.

Bedroom Two (4.53m into robe x 2.87m)

Double glazed window overlooking front elevation, carpet to floors, two double fitted wardrobes and warmed via gas central heating radiator.

First floor bathroom (2.14m x 2.21m)

Family bathroom with white modern suite, low level WC, bath and pedestal sink unit, double glazed window to front elevation, modern partial tiles to wall, warmed via gas central heating radiator.

Second floor landing (3.07m x 2.11m) into staircase

With carpet to floors, neutral décor to walls, wood spindle staircase and access to Second floor

Master Bedroom (3.91m narrowing to 3.50m)

Light room with modern décor and fittings, carpet to floors, double glazed window to front elevation with secondary glazing.

Dressing room (2.11m x 1.32m into robes)

Double sliding mirrored wardrobes offering extensive storage, polished marble effect tiles to floors, neutral décor to walls and door leading to:-

Master bed en-suite (2.08m x 1.16m)

Stunning and impressive en-suite with double walk in shower with sliding door, shower powered from mains heating system, wall mounted modern W/C, Modern wash hand basin, double glazed window to front elevation and polished effect tiles to walls and floors.

Bedroom Three (2.92m x 3.27m)

Lovely room located to the rear of the property on the top floor offering generous proportions with carpet to floors double glazed window overlooking garden, neutral décor to walls and door leading to:-

Bedroom Three En-suite (1.18m x 1.24m) into shower

With wall mounted wash hand basin, low level WC, chrome towel radiator, walk in shower cubicle with power shower.

Bedroom Four (2.98m x 2.12m narrowing to 1.15m)

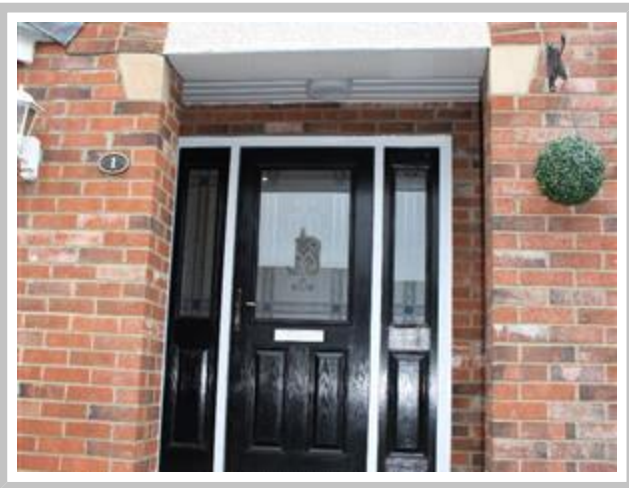
Currently used as a dressing room with free standing double robes, carpet to floors, neutral décor to walls, double glazed window to rear elevation and warmed via gas central heating radiator.

Off street parking via new blocked paved drive for two cars, detached single garage located to rear, large split level garden with patio, grass and decked areas and front garden with mature landscaped planted areas.

Exceptional property offering high standards of accommodation, fixtures and fittings. Superb transport links to the city centre the A69, A1M and Heddon-on-the-Wall.

Viewings strictly by appointment only. Early interest is anticipated therefore viewings are highly recommended.











**TENURE:** We have been advised by the Vendors the property is .  
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.