



WINSHIELDS WAY, THROCKLEY, NEWCASTLE UPON TYNE NE15 9QN

OFFERS OVER £190,000



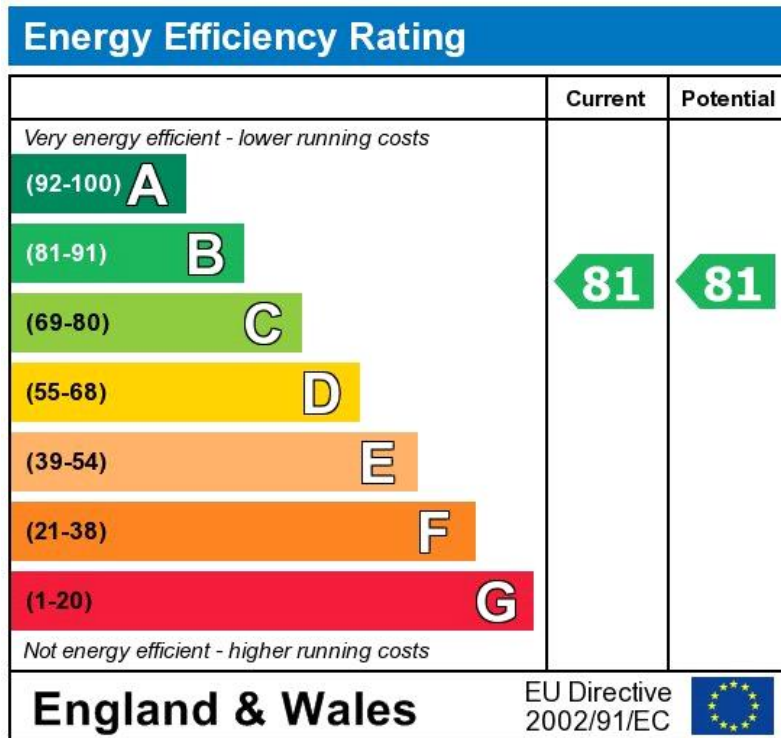
CHAIN FREE - STUNNING 4 BEDROOM DETACHED HOME

PROPERTY REFERENCE CODE: RS0041

WINSHIELDS WAY, THROCKLEY, NEWCASTLE UPON TYNE NE15 9QN

Wilson Defraime are delighted to present to the market this stunning 4 bedroom detached home located in a quiet part of a new build estate within a cul-de-sac in a much sought after area of Throckley.

- CENTRAL HEATING
- DOUBLE GLAZING
- OFF-STREET PARKING
- PRIVATE GARDEN
- SINGLE GARAGE
- BALCONY



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:

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Property comprises:-

Vestibule 1.20m x 1.29m

Accessed via composite door with 2 glazed panels, carpet to floor, storage for shoes and coat rack, light fitting and sockets.

Lounge through dining room 8.33m x 4.10m narrowing too 2.33m

Access via front porch. Carpet to floors, modern décor to walls, open plan staircase to lounge, smoke detector, pendant light fitting and decorative light to dining area, 3 x radiators to lounge dining area, modern feature wall on dining room wall, UPVC French doors leading to garden and patio area and double glazed window to front elevation. Door leading to modern kitchen and utility area.

Kitchen 4.14m narrowing to 2.78m x 3.07m narrowing to 1.82m

Modern cream and oak effect wall and base units, 4 ring stainless steel gas hob, stainless steel electric inset oven, stainless steel splashback and matching extractor hood above. Single stainless steel sink bowl with large drainer, space for and plumbing for dishwasher, upright fridge freezer, space for washing machine and tumble dryer in laundry area, mechanical ventilation, 2 x chrome and glass light fitting, double glazed window overlooking rear garden, 2 x radiators and doors leading to rear garden and ground floor WC.

Ground Floor WC 1.80m x 1.21m

Low level WC and pedestal sink in white, vinyl to floors, tiles to sink area, wall mounted mirror, radiator, double glazed window to side elevation and pendant light fitting to ceiling.

Stairs leading to 1st floor landing 3.07m 1.84m

Central staircase in landing with doors leading to 4 bedrooms, family bathroom and storage cupboard with heating system. Loft access, smoke detector and pendant light fitting.

Master Bedroom located to the front of the property 3.61m to robes narrowing to 3.13m x 4.66m narrowing to 3.25m

Carpet to floor, neutral décor to walls, large triple mirrored wardrobe, double glazed window and matching French doors with Juliette balcony consisting of glass and steel.

Door leading to en-suite shower room 1.79m x 2.04m narrowing to 1.23m

Large walk in shower cubicle with pivot door in chrome and glass, white tiles with silver decorative border, chrome thermostatic mixer shower with riser shower head, wall mounted towel rail, single radiator, vinyl to floor, low level WC and sink with pedestal in white, matching tiles above sink unit, double glazed window to side elevation, mechanical ventilation and lighting to ceiling.

Bedroom 2 also located to the front of the property 4.40m x 2.63m

Carpet to floor, neutral décor to walls, pendant light fitting, double radiator with thermostatic valve, double glazed window to front elevation and storage cupboard above stair header.

Bedroom 3 located to the rear of the property 3.74m narrowing to 1.86m x 2.69m narrowing to 1.70m

Single radiator with thermostatic valve, carpet to floor, nicely decorated for a little girl, double glazed window overlooking rear elevation and a single pendant light fitting, Bedroom 4 also to rear of the property 3.14m x 2.07m

Double glazed window to rear elevation, carpet to floor, neutral décor with decal, pendant light fitting.

Family Bathroom 1.98m x 2.07m

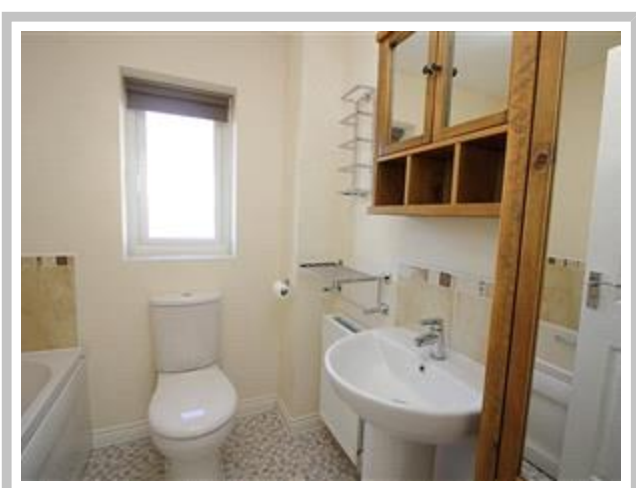
White 3 piece suite with sink and pedestal, low level WC and bath. Chrome mixer shower with modern telephone style shower head, tiles to bath area and sink, neutral décor to walls, double radiator, window to rear elevation, mechanical ventilation, wall mounted mirror, cabinets and free standing storage unit.

Attached integral garage with up and over garage door accessed via paved driveway.

Externally the property comprises gardens to the front and rear laid mainly to lawn with a paved dining area to the rear which is fenced in and enclosed for optimum privacy.









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.