



**VILLAGE FARM, WALBOTTLE, NEWCASTLE UPON TYNE NE15 8JW**

**£275,000**



**PROPERTY REFERENCE CODE: RS0235**

# **VILLAGE FARM, WALBOTTLE, NEWCASTLE UPON TYNE NE15 8JW**

Rarely does a property of this nature come onto the market in this attractive village. This impeccable 4 bed stone-built semi-detached property is located within a quiet cul-de-sac with completely private unseen access in the desirable area of Walbottle Village, Newcastle upon Tyne.

- CONSERVATORY
- DRIVEWAY
- EXTREMELY DESIRABLE AREA
- FIREPLACE
- GARAGE
- GROUND FLOOR WC
- LOVELY VIEWS
- MASTER BEDROOM WITH EN-SUITE
- NO ONWARD CHAIN

## **This property consists of:**

4-bedroom semi-detached property located in a completely private cul-de-sac accessed via unseen road accessing several properties with block paved double driveway leading to double garage with 2 separate up and over doors and path to front door.

Accessed via UPVC double glazed door with opaque panels leading into entrance hallway.

### Entrance Hallway (1.73m x 1.34m)

Vinyl to floor in wood grain effect, single panel radiator, neutral décor, space for small console table, pendant light fitting, door leading to ground floor WC and door leading to inner entrance lobby hallway and all other accommodation.

### Ground Floor WC (1.53m x 1.33m)

Floor flows through from entrance hallway with laminate wood grain effect, WC and sink in set to vanity unit in a wood grain effect with storage shelves and doors, mixer tap, timber window in sash style to front elevation with opaque glass, concealed light fitting, tiles to splashback area to vanity unit, modern décor, single panel radiator.

### Inner Lobby/Hallway (2.01m x 3.11m into stairwell)

Solid wood flooring in oak effect with neutral décor to walls, under stair storage, double radiator, pendant light fitting to ceiling, heating controls and doors leading to kitchen, living room and onto conservatory.

### Lounge/Diner (7.27m x 3.95m narrowing to 3.35m)

Solid wood flooring in oak finish to floors, neutral décor to walls, 1 x double radiator, 1 x single radiator, large feature fire place with wood surround, marble hearth, traditional style iron fire with living flame gas and decorative tiled inserts, 3 x windows overlooking rear elevation in sash style timber frames, timber door with 2 elongated glazed panels leading into conservatory, lounge has twin chrome 5-arm light fittings, large extensive room.

### Conservatory (5.94m x 3.31m)

Laminate to floors in beech effect, windows in UPVC with bevelled glass openers to 3 sides, large glazed sliding door leading onto paved patio, small grassed area, additional sitting area and pond in perimeter stone wall with views across open field to the rear, twin wall lights and recently replaced PVC roof.

### Kitchen/Diner (4m narrowing to 2.19m x 4.33m narrowing to 2.45m)

Accessed via door from hallway, wood effect flooring, high gloss cream kitchen with modern elongated stainless steel handles with a range of wall and base units, integral electric oven in black with matching 5-ring belling gas hob and integral extractor above, single composite sink unit with drainer and chrome mixer tap, metro subway style tiles to splashback area, neutral décor, space for table and chairs, space for fridge freezer, 2 x windows to rear and side elevation, double radiator, space for integral full size dishwasher and 2 x light fitting, door leading to utility room.

### Utility (2.189m x 1.57m)

Laminate to floors, stainless steel sink bowl with pillar taps, Baxi combination boiler, light fitting to ceiling, access hatch to ceiling, mechanical ventilation, window to rear elevation, space for washing machine, single panel radiator, door leading to full size double garage.

Staircase leading to first floor landing, lovely light landing with window that allows light from front elevation across staircase with large light fitting to ceiling, traditional style timber spindle staircase in white onto landing.

#### L-Shaped Landing (3.09m x 3.62m)

Laminate to floors, neutral décor to walls, storage cupboard with shelving, and doors leading to all first-floor accommodation.

#### Master bedroom (4.25m x 3.01m)

Located to the rear of the property, single panelled radiator with thermostatic valve, laminate to floors in traditional wood style effect, built in wardrobes, overhead storage and bedside cabinets, windows with stunning views over the rear garden and fields, pendant light fitting to ceiling, door leading to en suite.

#### Master bedroom En Suite (2.23m x 1.47m)

Laminate to floors in a light wood grain effect, half height ceramic tiles to walls with modern décor to remaining, sink with pedestal, WC and built in single shower cubicle with hygienic cladding to walls, electric mounted shower, opaque glass window to front elevation and light fitting to ceiling.

#### Bedroom 2 (2.51m x 3.18m)

Wood effect laminate to floors in a cream tone, neutral décor to walls, fully built in wardrobes and over bed storage, light fitting to ceiling, single radiator to rear elevation and window overlooking rear garden again giving way to stunning views.

#### Bedroom 3 (3.14m x 2.78m)

Wood effect laminate to floors, neutral décor, large spot light track to ceiling, single radiator with thermostatic valve, window overlooking rear garden and open field.

#### Bedroom 4 (3.34m x 2.11m)

Located to the rear of the property, wood effect laminate to flooring, neutral décor to walls, built in overhead storage and dressing area with draws in a light wood effect, single radiator, window overlooking front elevation, pendant light fitting to ceiling.

#### Family Bathroom (2.28m x 2m)

3-piece white suite with ceramic tiles to half height and shower area over bath, thermostatic mixer shower, mechanical ventilation, concealed light fitting, window to front elevation, modern décor to remaining walls and vinyl to floors.

Property benefits from quiet cul-de-sac position which is hidden from the main access road, completely private and unseen with no through road to traffic making a safe area for children playing, and not overlooked from front or rear, perfect for a growing family, available with no onward chain.







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