



**BEDEBURN ROAD , NEWCASTLE UPON TYNE NE5 4JL**

**£195,000**



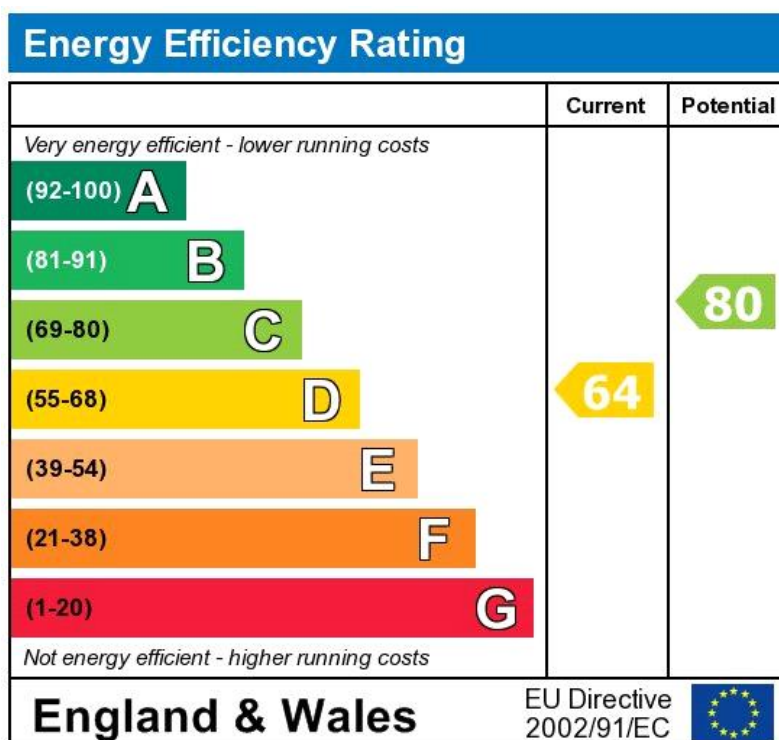
**SPACIOUS EXTENDED 4 BED SEMI-DETACHED**  
**FAMILY HOME WITH 2 X BATHROOMS, GARDENS TO 3**  
**SIDES AND DETACHED GARAGE**

PROPERTY REFERENCE CODE: RS0267

## BEDEBURN ROAD , NEWCASTLE UPON TYNE NE5 4JL

Wilson Defraime are delighted to bring to the market this 4 bed semi-detached house. The property is immaculately presented and benefits from gardens to three sides, garage and has been very tastefully extended to provide a fourth bedroom with en-suite, could also be used a office or snug.

- CENTRAL HEATING
- DOUBLE GLAZING
- ENSUITE BATHROOM
- GARAGE
- DRIVEWAY
- FIREPLACE
- FITTED BATHROOM
- FITTED KITCHEN
- NEW CARPETS AND DECOR THROUGHOUT
- PRIVATE GARDEN
- RE WIRED
- SINGLE GARAGE
- SPACIOUS ACCOMMODATION
- NEW ROOF TO EXTENSION
- ALARM



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:

4 bed semi-detached property with large corner plot. Gardens to 3 sides, front garden mainly laid to lawn with small picket fence, garden to side mainly laid to lawn with mature conifer trees and rear garden is low maintenance mainly decked and paved with gravelled areas. Property is accessed via pathway into UPVC double glazed door with bevelled glass and lead detail into porch.

Porch (2.108m x 1.61m)

Laminate to floors, neutral décor to walls, concealed light fitting to ceiling, windows to front and side elevation in UPVC double glazed units with front opener, door leading to inner hallway with stairs leading to first floor accommodation, door leading to lounge and ground floor accommodation and storage cupboard.

Hallway (3.47m x 1.95m narrowing to 0.92m)

New style grey laminate to floors, single radiator, neutral décor to walls, thermostat control for central heating system, door to large storage cupboard, concealed light fitting to ceiling, staircase leading to first floor and door leading to lounge/diner.

Lounge/Diner (8.567m x 4.03m narrowing to 3.18m)

Dual aspect with windows to front and rear elevation, new grey carpets to floors, feature fire surround and inset living gas fire to chimney breast with modern décor, beautiful bow window to front elevation with bevelled and lead glass panels, bow window radiator to front elevation, radiator to rear elevation with thermostatic valve, archway through to diner area, 2 x UPVC double glazed windows to side elevation with side opener, neutral décor twin pendant light fitting to ceiling with LED fittings and glass droplets, large spacious room with a lot of natural light, door leading to kitchen.

#### Kitchen (2.78m x 3.42 into bay)

With a range of modern, handle less, high gloss wall and base units, 1 ½ black composite sink with drainer, chrome mixer tap with detachable shower style head, double glazed windows to rear and side elevation, recessed chrome spotlights to bay window area and large chrome lighting track to ceiling, 4 ring electric hob, stainless steel inset electric oven, stainless steel extractor with glass trim above, tiled upstand with detail on splashback behind cooker, space for vertical fridge freezer, radiator, vinyl to floors, neutral décor to walls and door leading to utility.

#### Utility (1.89m x 1.20m)

Accessed via timber door with decorative panels, stepdown into utility with fully tiled ceramic floors, neutral decor to walls, a range of wall and base units in handle less, high gloss finish with single stainless steel sink and drainer with chrome mixer tap, ceramic black tiles to splash back area, UPVC opaque window to rear elevation and rear garden accessed via composite UPVC door, space for under bench washing machine, tumble dryer and dishwasher, spotlight track to ceiling and door leading to ground floor bedroom, currently used as additional sitting room or snug.

#### Ground floor Bedroom 4/Snug (4.31m narrowing to 2.658m x 2.70m narrowing to 1.15m)

Double glazed window to front elevation, UPVC with top opener, double radiator with thermostatic valve, neutral décor to walls, laminate to floors in an oak walnut style finish, spotlight track to ceiling, door leading to en-suite.

#### En-suite (1.49m x 12.67m)

Large quadrant corner shower cubicle with pivot sliding doors, fully tiled walls in shower with thermostatic chrome mixer shower & shower head, neutral décor to walls, vinyl to floors, low level WC and vanity wash basin with under sink storage, chrome spotlight track to ceiling operated on a sensor system, mechanical ventilation.

#### Staircase leading to first floor landing

#### Landing (2.66m x 1.98m)

Grey carpets to floors, timber handrail and staircase, stained glass window to side elevation, central light fitting with crystal droplets, access to loft via pull down ladder which is part boarded with light and power, hardwired smoke detector, alarm sensor and doors leading to all first-floor accommodation.

#### Master bedroom (3.51m x 3.36m)

Located to the front of the property, single radiator with thermostatic valve, large wall to wall window with panoramic view of the front green and trees, recessed spotlights to ceiling with concealed fittings, new grey carpets to floors, full range of floor to ceiling, wall to wall wardrobes providing ample storage, new style USB power sockets.

#### Bedroom 2 (3.35m x 2.82m)

Located to the rear of the property, new grey carpets to floors, single panelled radiator with thermostatic valve, large UPVC double glazed window to rear elevation and overlooking rear garden, neutral décor to walls, chrome recessed spotlights to ceiling, ample space for bedroom furniture, again with USB power sockets.

#### Bedroom 3 (2.59m x 2.65m)

Located to the front of the property, new carpets to floors in grey modern tones, large built in wardrobe with double sliding mirrored doors, neutral décor to walls, recessed chrome spotlights to ceiling with LED fittings, wall to wall double glazed window in UPVC with side opener with view of the front green, single radiator,

really generous size third bedroom.

#### Family Bathroom (2.90m x 1.87m)

Located to the rear of the property, fully tiled ceramic floors in three tone finish with mosaic and larger style tiles to central panels, 4 piece suite with bath and chrome mixer tap, shower head and riser, WC, ceramic hand wash basin built into vanity unit with storage beneath, rainfall water style chrome mixer tap, double glazed window with opaque glass to side elevation, recessed chrome spotlights to ceiling, tiled walls to two elevations, double walk in shower with central pivot style chrome doors, recessed chrome spotlights to ceiling, chrome thermostatic mixer shower, riser bar, heated by chrome towel rail, a good size family bathroom.

Garden to the rear benefits from off street parking via double gates into garage which is detached from property, rear garden with paving, decked area and gravel borders for low maintenance, outside garden tap. Separate bin storage, access to garage via secondary single timber door from garden, garage is accessed via up and over style garage door and window with opaque glass to side elevation. Garden to side is mainly laid to lawn with mature hedges and fenced perimeter for added privacy and security.







