



## 4 bed detached house to buy in

Edgefield, West Allotment, Newcastle upon Tyne, Tyne and Wear, NE27 0BT

# £369,000

🏠 x4 🚗 x3 🚚 x1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Four Bedroom Detached House
- ✓ Master Bedroom with En-Suite
- ✓ Garage and Driveway
- ✓ EV Charger & Electric Garage Door
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

We are delighted to present to the market this beautifully spacious and well-maintained 4-bedroom detached house, located in the welcoming community of West Allotment, Newcastle upon Tyne. Perfect for a growing family, the residence is a splendid blend of modernity and charm.

As you approach the property, the private driveway sets the stage for this home's warm and inviting ambience. Inside, the entrance hallway is a pleasing introduction to this marvellous home. There are four generously proportioned bedrooms, all tastefully decorated, imbued with a calm and cosy atmosphere.

The heart of this impressive residence is certainly the family-sized kitchen, designed with contemporary finishes and fitted with premium appliances. Adjacent to the kitchen, you'll find a well-defined living room, perfect for easy family living and hosting friends with its bright, airy atmosphere.

Additional comfort is provided by the three modern, well-appointed bathrooms, each thoughtfully designed with high-quality fixtures and chic stylings. The master bedroom further benefits from an en-suite bathroom, ensuring privacy and convenience.

Located in sought-after West Allotment, this property offers easy access to local amenities including shops, schools, and public transportation. The area is an ideal place to raise a family whilst being within easy reach of the vibrancy of Newcastle city centre.

Offered for Residential Sale, this remarkable detached home is an excellent proposition for those who value space, elegance, and a comfortable living environment. Don't miss out on an opportunity to reside in this highly desirable location and indulge in the lifestyle this property so elegantly offers. Don't miss out and schedule a viewing today

Council Tax Band: D

Tenure: Freehold

Price: £369,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

## Front Exterior



## Living Room

6.60m x 3.30m (21'7" x 10'9")

A modern and well-presented living room with neutral décor and wood-effect flooring. Featuring a wall-mounted TV with a sleek media unit, ample seating, and a bright window providing natural light.



## Dining Room

3.30m x 2.90m (10'9" x 9'6")

A bright and versatile dining room with neutral décor and fitted carpet. Featuring French doors that open onto the conservatory, allowing for plenty of natural light. Currently arranged as a home office, the space offers flexibility for dining or additional living use.



## Kitchen

3.00m x 2.90m (9'10" x 9'6")

A modern kitchen fitted with a range of wall and base units, complemented by work surfaces and integrated appliances. Featuring a breakfast bar with seating, tiled flooring, creating a practical and stylish space.



## Utility Room

2.20m x 1.60m (7'2" x 5'2")

A practical utility room fitted with work surfaces and space for appliances, including plumbing for a washing machine. Featuring additional storage units, tiled flooring, and a rear access door, providing a functional and convenient space.



## Study

2.50m x 1.70m (8'2" x 5'6")

A well-presented study with wood-effect flooring and neutral décor. Featuring a window allowing for natural light, along with space for a desk and storage, making it an ideal home office or workspace.



## W.C

1.30m x 1.50m (4'3" x 4'11")

A convenient ground floor W.C. fitted with a low-level toilet and wash hand basin, finished with neutral décor.



## Dining Room/Conservatory

6.30m x 3.80m (20'8" x 12'5")

A bright conservatory/dining room offering a versatile space with ample natural light, ideal for both dining and relaxing, with views over the garden and direct access to the rear, also fitted with underfloor heating.



## Bedroom 1

3.40m x 3.10m (11'1" x 10'2")

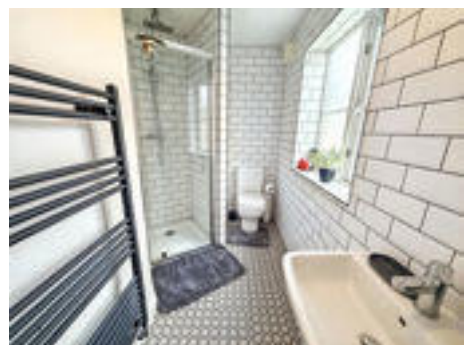
A spacious master bedroom offering ample space for furnishings and a double bed. Benefiting from an en-suite shower room fitted with a shower, wash hand basin and W.C providing added convenience.



## En-Suite

2.50m x 1.80m (8'2" x 5'10")

A stylish en-suite shower room fitted with a shower enclosure, wash hand basin and low-level W.C, finished with contemporary fittings and underfloor heating.



## Bedroom 2

3.00m x 2.80m (9'10" x 9'2")

A bright and spacious second bedroom, tastefully decorated in neutral colours and offering plenty of room for bedroom furnishings, ideal for family, guests or home working.



## Family Bathroom

3.10m x 2.20m (10'2" x 7'2")

A lovely family bathroom fitted with a panelled bath and separate shower, along with a wash hand basin and low-level W.C., finished in a clean, neutral style.



## Bedroom 3

3.10m x 2.90m (10'2" x 9'6")

A modern third bedroom, offering space for a double bed and extra furnishings. Benefitting from a double window offering ample natural light.



## Bedroom 4

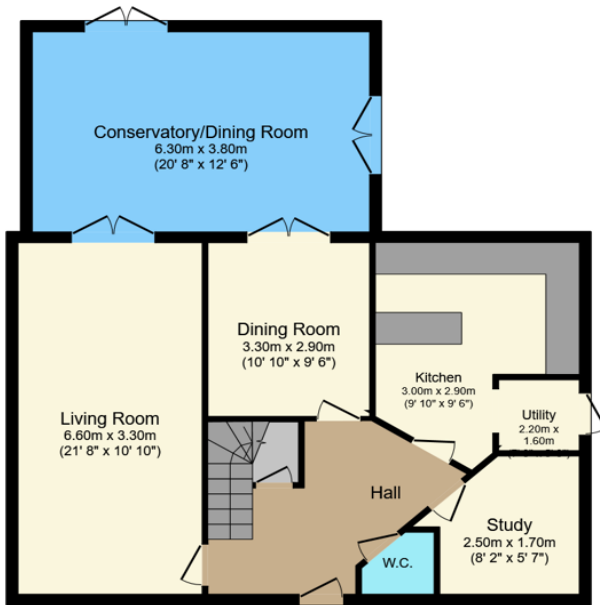
2.70m x 2.70m (8'10" x 8'10")

A fourth bedroom currently utilised as a dressing room, featuring fitted wardrobes and offering a versatile space that can easily be adapted back to a bedroom if required.



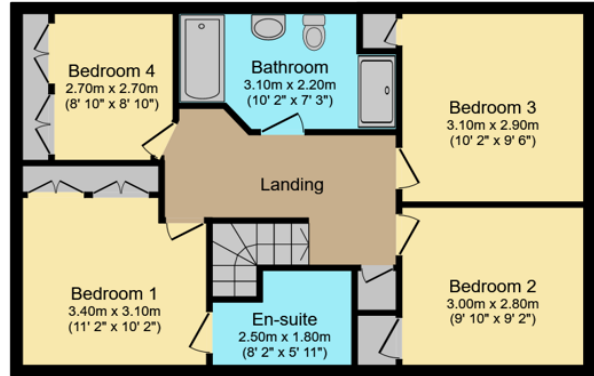
## Rear Exterior





**Ground Floor**

Floor area 91.3 sq.m. (982 sq.ft.)



**First Floor**

Floor area 67.1 sq.m. (722 sq.ft.)

**Total floor area: 158.3 sq.m. (1,704 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Edgefield, West Allotment, Newcastle upon Tyne, Tyne and Wear, NE27 0BT

Contact your local branch today for more information on this property:

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