



Whitworth Road, Elswick, Newcastle upon Tyne NE4 7QB

# Asking Price: £379,995

As part of Bellway's Artisan Collection, is this "Cutler" detached house for sale on the Whitworth View development, situated in Elswick. The Cutler is a four bedroomed home that features an en suite to the master bedroom, a contemporary family bathroom, an open plan family room, together with a separate lounge. The property also benefits from French doors to the rear garden, integrated upgraded kitchen appliances and Roca sanitary ware to all bathrooms. We have been informed by Bellway that the property has a south facing gardens, and benefits from great views. This property will be ready to move into June/July 2026.

The accommodation to the ground floor briefly comprises of hallway, WC, lounge and open plan kitchen/dining/family room. To the first floor is a landing, master bedroom with en suite, three further bedrooms and family bathroom. Externally, there are gardens to the front and rear, garage and driveway.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: TBC  
EPC Rating: TBC

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**New Build Detached House****Master Bedroom with En Suite****Artisan Collection****Three Further Bedrooms****Open Plan Family Room****Ground Floor WC****Additional Lounge****Gardens, Driveway & Garage****For any more information regarding the property please contact us today****Room Descriptions:****Hallway**

Storage cupboard.

**Open Plan Family Room/Kitchen/Diner****Kitchen & Dining Area 17' 6" x 11' 4" (5.33m x 3.45m)**

Double glazed window to the rear. Updated integrated appliances. French doors to the garden.

**Family Room 10' 3" x 10' 3" (3.12m x 3.12m)****Lounge 10' 0" x 15' 11" (3.05m x 4.85m)**

Double glazed window to the front.

**WC 3' 0" x 5' 4" (0.91m x 1.62m)**

Roca sanitary ware. Low level WC. Wash hand basin.

**Garage 10' 0" x 19' 10" (3.05m x 6.04m)**

Roller shutter door to the front.

**First Floor Landing**

Two storage cupboards.

**Bedroom One 13' 5" x 15' 10" (4.09m x 4.82m)**

Double glazed window to the front. Fitted wardrobe.

**En Suite 6' 11" x 6' 5" (2.11m x 1.95m)**

Roca sanitary ware. Shower cubicle. Low level WC. Wash hand basin.

**Bedroom Two 10' 3" x 13' 10" (3.12m x 4.21m)**

Double glazed window to the front. Fitted wardrobe.

**Bedroom Three 10' 0" x 11' 7" (3.05m x 3.53m)**

Double glazed window to the rear. Fitted wardrobe.

**Bedroom Four 10' 4" x 7' 10" (3.15m x 2.39m)**

Double glazed window to the rear. Fitted wardrobe. Storage cupboard.

**Bathroom 6' 9" x 7' 10" (2.06m x 2.39m)**

Roca sanitary ware. Panelled bath. Low level WC. Wash hand basin.

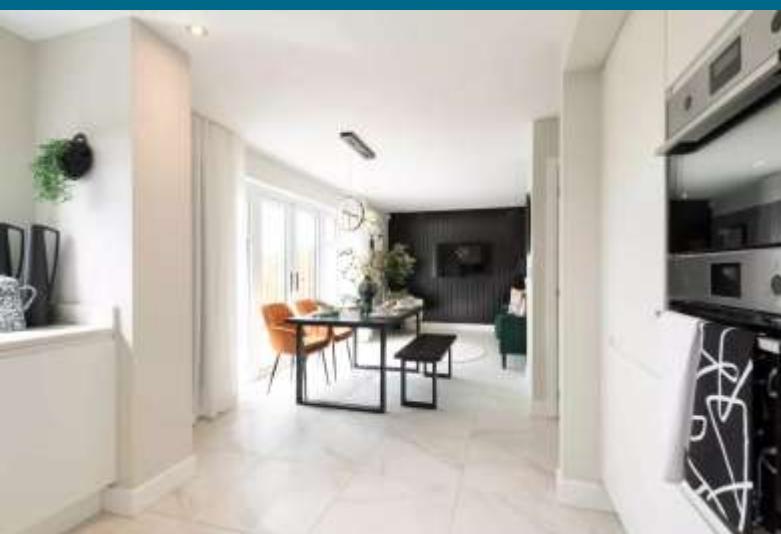
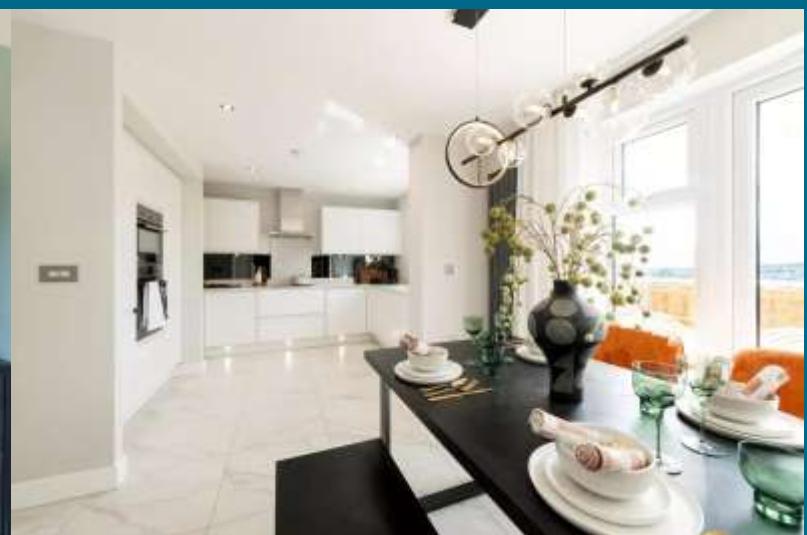
**External**

Driveway. Garage. Gardens to front and rear.

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway

The property benefits from double glazing throughout.

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### RESTRICTIONS AND RIGHTS

Listed? No  
Conservation Area? No  
Restrictions on property? No  
Easements, servitudes or wayleaves? No  
Public rights of way through the property? No

#### RISKS

Flooding in last 5 years: No  
Risk of Flooding: Zone 1  
Any flood defences at the property: No  
Coastal Erosion Risk: Low  
Known safety risks at property (asbestos etc...): No

#### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality:  
The property is located on a new build development.  
Outstanding building works at the property: No

#### ACCESSIBILITY

This property has no accessibility adaptations.

#### TENURE

It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

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## Energy Performance Certificate – To Follow

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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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