

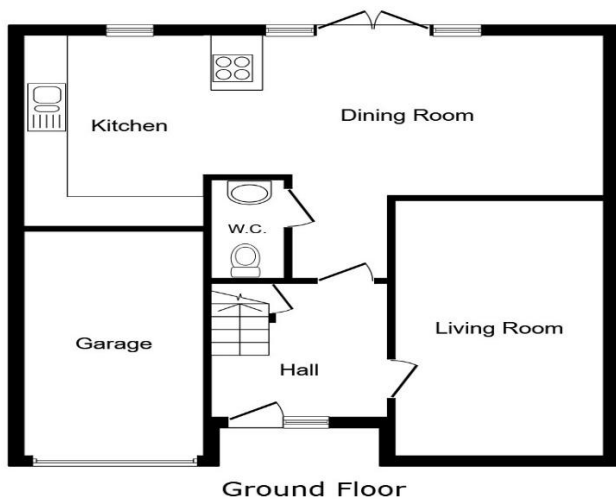


Viscount Close | Shiremoor | NE27 0FP

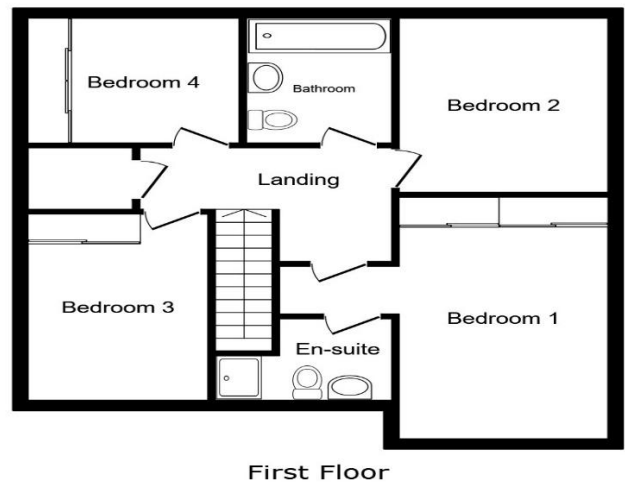
£380,000

A stylish and well-proportioned four-bedroom detached home, positioned within a modern and popular residential development, offering a strong balance of open-plan living, practical layout and a private west-facing rear garden. The property is set behind a driveway with an integral garage, presenting a smart and contemporary frontage. Internally, a welcoming entrance hallway leads through to a spacious front living room, while to the rear, the home opens into an impressive kitchen and dining space. Designed with both everyday living and entertaining in mind, this room benefits from a modern fitted kitchen with integrated appliances and central island, alongside ample space for dining and seating, with French doors opening directly onto the rear garden. A ground floor WC completes the layout. To the first floor, four bedrooms are arranged around a central landing, including a generous principal bedroom with en-suite shower room. The remaining bedrooms are well-sized and versatile, served by a contemporary family bathroom. Externally, the rear garden enjoys a favourable west-facing aspect and has been thoughtfully arranged with a combination of paved seating areas and lawn, creating a private and usable outdoor space. The property is well positioned for access to local amenities, transport links and schooling, making it a well-rounded option within a convenient and established location.

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Ground Floor



First Floor

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

ENTRANCE HALLWAY: Entrance door, radiator, stairs to first floor, door to:

LIVING ROOM 15'8" x 9'10" (4.78m x 3.00m): Double glazed bay window to front, radiator, TV point.

OPEN PLAN KITCHEN 25'10" x 10'4" (7.87m x 3.15m): Double glazed French doors to rear garden, fitted wall and base units with work surfaces, central island with gas hob and cooker hood, integrated double oven, fridge freezer, dishwasher and washing machine, sink with mixer tap, tiled flooring, radiator, TV point.

DOWNSTAIRS W.C 6'3" x 3'0" (1.91m x 0.91m): Low level WC, pedestal wash hand basin, radiator.

LANDING: Loft access hatch, built-in storage cupboard, door to:

BEDROOM ONE 15'11" x 13'6" (4.85m x 4.11m) including wardrobes: Double glazed window to front, fitted mirrored wardrobes, radiator, door to:

EN-SUITE 5'7" x 5'1" (1.70m x 1.55m): Walk-in shower, low level WC, pedestal wash hand basin, tiled flooring, part tiled walls, towel radiator, double glazed window.

BEDROOM TWO 10'4" x 9'10" (3.15m x 3.00m): Double glazed window to rear, radiator.

BEDROOM THREE 13'3" x 8'8" (4.04m x 2.64m): Double glazed window to front, fitted wardrobes, radiator, TV point.

BEDROOM FOUR 9'4" x 6'9" (2.84m x 2.06m) Plus fitted wardrobe space: Double glazed window to rear, fitted wardrobes, radiator.

BATHROOM 6'10" x 5'6" (2.08m x 1.68m): Panelled bath with shower over, low level W.C, pedestal wash hand basin, part tiled walls, tiled flooring, towel radiator, double glazed window.

EXTERNALLY: To the front a lawned garden with hedged boundary, driveway providing off-street parking, access to integral garage. West-facing rear garden with paved patio area, lawn and planted borders, fenced boundaries, gated side access.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

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.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Leasehold 125 Years from 01/07/2007 106 years remaining.

Ground Rent £193 per annum payable to Homeground no additional charges

COUNCIL TAX BAND: D

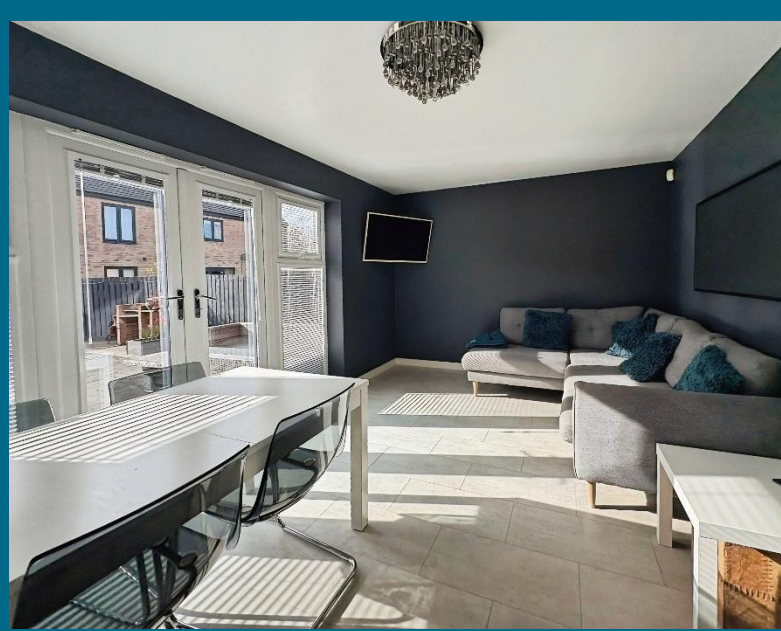
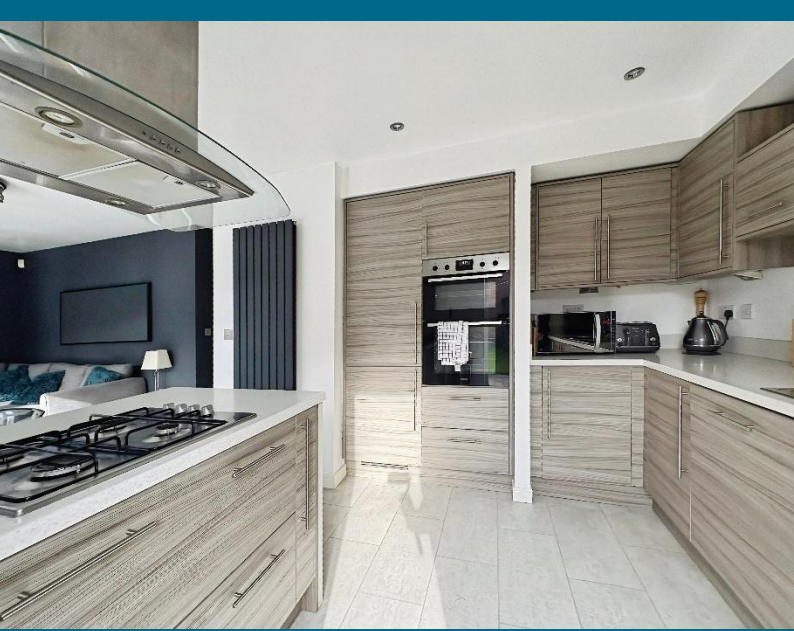
EPC RATING: TBC

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