



Village Farm | Walbottle | NE15 8JW

£325,000

Situated in a popular location, this beautiful detached family home offers spacious and well-proportioned accommodation, ideal for modern family living.

The property features four bedrooms, including an ensuite to the main bedroom, and a family bathroom/WC. A welcoming entrance hall leads to a generous lounge, a kitchen/diner perfect for family meals, a convenient cloakroom/WC, and a study, providing versatile living space.

Externally, the property benefits from front and rear gardens, along with a double detached garage, offering ample parking and storage. An excellent opportunity for families seeking a comfortable and practical home in a sought-after area.

There is access via good public transport routes to and from the Newcastle City Centre the A1 & A69. Newcastle provides an excellent array of quality schooling, cultural and shopping facilities including the Metro Centre and Newcastle Quayside.

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Beautiful detached family home

Kitchen/diner

Four bedrooms

Cloakroom/W.C

Ensuite to main bedroom

Front and rear gardens

Study

Detached double garage

For any more information regarding the property please contact us today

Entrance Lobby

Central heating radiator and door to hall.

Cloakroom/W.C

Double glazed window to the front, low level W.C, wall mounted wash hand basin, and a central heating radiator.

Hallway

Central heating radiator, solid wood flooring, and stairs up to the first floor.

Study

Double glazed window to the front and a central heating radiator.

Lounge 14' 10" x 11' 8" (4.52m x 3.55m) Plus 6' 9" x 6' 2" (2.06m x 1.88m)

Double glazed windows, feature fireplace with inset hearth and decorative surround, solid wood flooring, television point, and central heating radiator. Double-glazed French doors provide access to the rear garden.

Kitchen Area 10' 5" x 8' 9" (3.17m x 2.66m)

Fitted with a range of wall and base units with work surfaces over, incorporating a 1½ bowl sink with mixer tap and drainer. There is an integrated hob with oven below and extractor hood over, space for a fridge/freezer, and plumbing for an automatic washing machine. Further features include tiled flooring and a double-glazed window to the front aspect.

Dining Area 11' 8" x 8' 9" (3.55m x 2.66m)

Double glazed window to the rear aspect, central heating radiator, tiled flooring, and double doors leading through to the lounge.

Landing

Airing cupboard and loft access.

Bedroom One 12' 1" x 9' 1" (3.68m x 2.77m)

Double glazed window to the front, central heating radiator and fitted wardrobes.

Ensuite

Fitted with a low level W.C, pedestal wash hand basin, shower cubicle, part tiled walls and a double glazed window.

Bedroom Two 10' 5" x 9' 1" (3.17m x 2.77m)

Double glazed window to the rear, central heating radiator and fitted wardrobes and units.

Bedroom Three 10' 8" x 6' 7" (3.25m x 2.01m)

Double glazed window to the front and a central heating radiator.

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Bedroom Four 8' 9" x 5' 11" (2.66m x 1.80m)
Double glazed window to the rear, central heating radiator and fitted wardrobes.

Bathroom/W.C

Fitted with a three-piece bathroom suite comprising a low-level WC with concealed cistern, vanity wash hand basin, and panel bath. Further features include a chrome heated towel rail, part-tiled walls, tiled flooring, and a double-glazed window.

Externally

Front Garden

Lawn garden with paved path to entrance and decked area to side.

Rear Garden

Enclosed lawn garden with paved seating area, planted shrubs and access to the double garage.

Double detached garage 17' 0" x 16' 0" (5.18m x 4.87m)

Two up and over doors, power, and lighting.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas

Broadband: ADSL copper wire

Mobile Signal Coverage Blackspot: No

Parking: Driveway and Garage

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.

Length of Lease: 999 from June 1999

Peppercorn Ground Rent – Nothing payable

Service Charge: £150 per annum

COUNCIL TAX BAND: D

EPC RATING: TBC

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"DoubleClick Insert Picture" EPC RATING

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