



Brennan Close, Seymour Park, Newcastle upon Tyne NE15 7PR

**Asking Price: £370,000**

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## Detached House

## Conservatory

## Three Bedrooms

## Garage & Garden

## Each Bedrooms has En Suite

## Driveway for Multiple Vehicles

For any more information regarding the property please contact us today

### Room Descriptions

#### Hallway

Double glazed window to the side. Stairs to first floor landing. Two radiators.

#### WC

Frosted double glazed window to the side. Low level WC. Vanity wash hand basin.

#### Lounge 18' 1" into bay x 12' 11" into bay (5.51m x 3.93m)

Double glazed bay window to the front. Spotlights. Radiator.

#### Kitchen 17' 11" x 14' 3" max (5.46m x 4.34m)

Double glazed window to the rear. Central island. Storage cupboard. Spotlights. Gas cooker point. Inset sink. Integrated dishwasher, fridge/freezer and washing machine. Two radiators.

#### Conservatory 18' 6" x 12' 6" (5.63m x 3.81m)

Skylight. Spotlights. Two radiators. French door to the rear.

### First Floor Landing

Frosted double glazed window to the side. Storage cupboard. Loft access. Radiator.

#### Master Bedroom 18' 1" max x 16' 2" (5.51m x 4.92m)

Double glazed window to the front. Fitted wardrobe. Radiator. Access to en suite.

#### En Suite 8' 1" x 6' 6" (2.46m x 1.98m)

Frosted double glazed window to the rear. Shower cubicle. Vanity wash hand basin. Low level WC. Heated towel rail.

#### Bedroom Two 11' 2" x 11' 4" (3.40m x 3.45m)

Double glazed window to the front. Fitted wardrobe. Radiator. Access to en suite.

#### En Suite 6' 4" x 4' 10" (1.93m x 1.47m)

Frosted double glazed window to the front. Shower cubicle. Vanity wash hand basin. Low level WC. Radiator.

#### Bedroom Three 12' 1" x 7' 11" (3.68m x 2.41m)

Double glazed window to the rear. Fitted wardrobe. Radiator.

#### En Suite 7' 11" x 4' 1" (2.41m x 1.24m)

Frosted double glazed window to the rear. Shower cubicle. Vanity wash hand basin. Low level WC. Heated towel rail.

### External

Large driveway to the front, with space for multiple vehicles. Garage. Garden to rear.

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This large modern detached house is for sale on a modern estate in Seymour Park. The property is presented in a very good condition throughout, and offers many features. To the ground floor, the property benefits from a lounge, kitchen, WC and conservatory which leads directly to the rear garden. The kitchen includes a central island and integrated appliances, forming a functional space for cooking and everyday use.

Upstairs, each bedroom features built in wardrobes and each has access to an en suite shower room.

To the front is a large driveway providing parking for multiple vehicles, together with a covered area in front of the garage. The rear garden features both paved and grassed areas.

Early viewing is recommended.

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.

Council Tax Band: D  
EPC Rating: TBC

#### PRIMARY SERVICES SUPPLY

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

#### 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: No  
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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Floor Plan – To Follow

EPC Rating – To Follow

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