







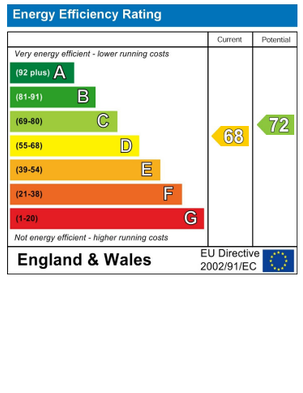

Brannen&Partners

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Ottodini, Lily Bank, Wallsend

Important Information
All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £595,000

Description

RARE TO THE MARKET IS THIS UNIQUE FOUR/FIVE BEDROOM DETACHED PROPERTY POSITIONED ON A PRIVATE PLOT WHICH IS APPROXIMATELY QUARTER OF AN ACRE IN SIZE. THE PROPERTY IS SITUATED WITHIN THIS SOUGHT AFTER AREA IN WALLSEND CLOSE TO RICHARDSON DEES PARK - OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to welcome to the market this spacious four/five bedroom property, perfectly positioned within this secluded and private plot located a stone's throw from Richardson Dees Park and Wallsend Hall grounds. Boasting approximately 2100 sq ft of versatile accommodation, open-plan living, modern kitchen, conservatory, two bathrooms, mature wrap around gardens and driveway parking.

Briefly comprising: Entrance to a welcoming hallway leading to all ground floor rooms and stairs to the first floor.
This open-plan layout is perfect for family living and entertaining friends, multiple windows stretch across the rear of the property offering wonderful views over the private garden.
The modern kitchen has a good range of fitted wall and base units with quartz worktops and a double Belfast sink. Integrated appliances include an electric hob, double Bosch oven, extractor hood and fridge/freezer. The dining area sits adjacent to the kitchen and boasts a beautifully light and airy feel overlooking the garden.

Moving through to the living room, large windows and glazed doors allow plenty of light to fill the room. A feature fireplace houses a gas fire and the double doors lead to the well proportioned conservatory. From here there is access out to a pleasant decked patio area within the rear garden.

A convenient shower room is situated off the kitchen, comprising a step in shower, hand basin within a vanity unit and a W.C.
A good sized second reception room is accessed from the entrance hallway providing a versatile space, this area could be utilised as a large double bedroom if required.

To the first floor are three double bedrooms and family bathroom. The main double bedroom has been extended through to the fourth bedroom creating a dressing area. This could easily be converted back to a separate bedroom if required. Sliding patio doors offer access out to a roof terrace offering a pleasant area to relax and overlook the rear garden.
The two remaining bedrooms are good sized doubles and both benefit from built in wardrobes. The stylish family bathroom comprises a freestanding bath, separate step in shower, hand basin within a vanity unit, W.C. and heated towel rail.

Architectural plans have been previously prepared for remodeling the rear of the property, which would substantially increase the size of the building subject to any necessary consents.

The home is situated within this sought after area in Wallsend, across the road from the wonderful Richardson Dees Park and Wallsend Hall grounds. Wallsend is a historical residential area positioned in a popular area of North Tyneside. It offers an abundance of local amenities including shops, eateries, medical and leisure facilities, as well as excellent transport links to Newcastle City Centre, and the Coast via the coast road and Metro.

Entrance Hallway

Kitchen/Diner/Family Room
35'1" x 17'0"

Reception Room/Bedroom
17'10" x 12'1"

Shower Room
8'2" x 4'1"

Living Room
18'4" x 11'6"

Conservatory
17'6" x 12'2"

Bedroom One
19'7" x 9'1"

Bedroom Two
18'4" x 9'10"

Bedroom Three
14'8" x 8'11"

Bathroom
9'6" x 9'3"

Externally
This property occupies a generous private plot, tucked behind electric gates. The well maintained gardens wrap around the home providing numerous seating areas surrounded by greenery, well established shrubs and planting. To the side of the property is a large driveway offering parking for multiple vehicles.

Tenure
Freehold











