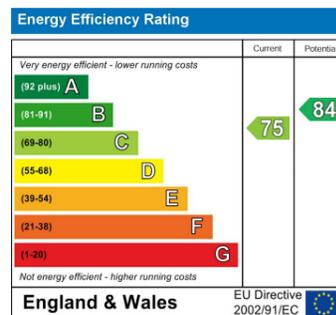




# Earlsmeadow, Earsdon View



**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.

Price Guide £335,000

## Description

ATTRACTIVE FIVE BEDROOM DETACHED FAMILY HOME, SITUATED OVER THREE FLOORS AND POSITIONED WITHIN THE POPULAR EARSDON VIEW DEVELOPMENT

Brannen and Partners are delighted to welcome to the market this modern five bedroom detached family home. Located in a quiet cul-de-sac within the popular Earsdon View development, the accommodation entails; living room, snug, open plan kitchen diner with doors to garden, downstairs W.C, utility room, family bathroom, en suite shower room and five double bedrooms. Completing this ideal home, is a single garage with off road parking and enclosed secluded rear garden.

Briefly comprising: Practical entrance vestibule leads into the light and airy entrance hallway, providing access to all principal rooms of the ground floor, including a WC, as well as stairs to the first floor. To the left, there is generous living space, flooded with natural light due to the dual aspect of a front facing window and French doors to the rear garden. Across the hallway, a secondary front facing reception space sits, currently utilised as a snug.

Moving to the rear of the home, the extended contemporary kitchen diner houses French doors giving access out to the garden, in addition to a large picture window and skylights filling the space with natural light. The kitchen presents an open layout, housing high gloss wall, base and drawer units throughout, framed with wood effect worktops. Integral appliances include; an oven, hob, extractor hood and dishwasher. With designated space for dining, the kitchen also offers a social setting to enjoy with family and friends. From the kitchen, a convenient utility space can be accessed, incorporating plumbing and fittings for a washing machine and tumble dryer, in addition to access to the garden and garage.

Situated on the first floor are three bedrooms, with the primary bedroom housing a dressing area and en suite shower room, equipped with walk in shower, WC, heated towel rail and vanity wash basin with storage beneath. Completing the first floor is the generous family bathroom housing a WC, pedestal wash basin and bath with shower overhead.

Positioned on the second floor are two further bedrooms, both amply sized and fitted with Dorma style windows. The second floor landing houses an integral cupboard for further storage.

Externally the property enjoys a secluded enclosed rear garden, due to its position on the estate. To the front of the home a wildflower garden is situated alongside a single driveway leading to the garage. The garage space also benefits from an electric car charging point.

Situated in this popular residential estate, the area offers ease of access to a variety of local amenities such as the Silverlink Retail Park and Northumberland Park. There are excellent local transport links as well as road links to Newcastle city centre and other coastal towns.

### Entrance Vestibule

3'8" x 3'9"

### Hallway

3'7" x 9'1"

### WC

6'9" x 2'10"

### Living Room

10'8" x 20'8"

### Snug

10'11" x 9'7"

### Kitchen Diner

10'11" x 17'0"

### Utility Room

5'6" x 6'9"

### First Floor Landing

6'1" x 7'0"

### Bedroom One

11'0" x 13'11"

### Dressing Area

5'11" x 6'7"

### En Suite

4'6" x 6'10"

### Bedroom Two

8'5" x 10'6"

### Bedroom Three

8'0" x 10'0"

### Bathroom

6'9" x 5'5"

### Second Floor Landing

3'1" x 4'2"

### Bedroom Four

14'3" x 12'5"

### Bedroom Five

8'7" x 12'5"

### Garage

9'7" x 17'6"

### Front & Rear Gardens

### Tenure

Freehold

