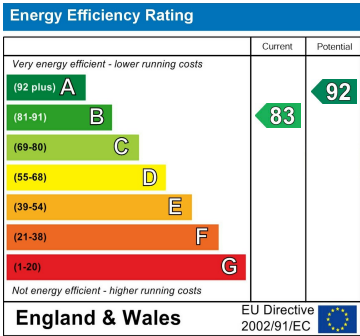




Viscount Close, Earsdon View, Shiremoor



**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 £299,950

Description

ATTRACTIVE FOUR BEDROOM DETACHED FAMILY HOME, SITUATED OVER THREE FLOORS AND POSITIONED WITHIN THE POPULAR EARSDON VIEW DEVELOPMENT - AVAILABLE WITH NO UPPER CHAIN

Brannen and Partners are delighted to welcome to the market this modern four bedroom detached family home. Located upon a quiet pedestrianised street within the popular Earsdon View development, the accommodation entails; living room, open plan kitchen diner with doors to garden, downstairs W.C, family bathroom, two en suite shower rooms and four double bedrooms. Completing this ideal home, is a detached garage with off road parking for two cars and considerable enclosed rear garden.

Briefly comprising: Light and airy entrance hallway provides access to all principal rooms of the ground floor, including a WC, as well as stairs to the first floor. To the right, the ample living space is warm and inviting, with a front facing window overlooking the greenery of the pedestrianised walkway.

Progressing into the rear of the home, the contemporary kitchen diner houses French doors giving access out to the garden, in addition to a floor to ceiling window flooding the space with natural light. The kitchen presents an island layout with sink, dishwasher, power points and space for a washing machine to the island itself, framed with fitted bold navy wall, base and drawers units throughout. Integral appliances include; double eye level oven, extractor hood and gas hob. With designated space for dining, the kitchen also offers a social setting to enjoy with family and friends.

Upon the first floor are the first three bedrooms, one of which houses an en suite shower room equipped with walk in shower, integral WC and pedestal wash basin. Completing the first floor, the generous family bathroom houses a WC, pedestal wash basin and bath with tiled splashbacks.

Up to the second floor, the primary bedroom is sizeable and bright, due to the dual aspect. Upgraded by the current owners to incorporate a walk in wardrobe, the space also benefits from an en suite shower room. The substantial en suite is furnished with a walk in shower, pedestal wash basin and W.C.

Externally the property displays a considerable enclosed rear garden providing gate access to the front of the home and to the detached garage and double driveway. Wrapping around the property, the garden presents a large lawn and decking area connected by patio pathways.

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 Hallway  
12'9" x 4'4"

WC  
5'7" x 3'5"

Living Room  
14'9" x 10'10"

Kitchen Diner  
8'11" x 19'5"

Landing  
6'2" x 7'3"

Bedroom Two  
11'2" x 10'4"

En Suite  
3'10" x 6'8"

Bedroom Three  
11'1" x 8'9"

Bedroom Four  
7'11" x 11'0"

Bathroom  
5'6" x 8'2"

Second Floor Landing  
2'11" x 2'10"

Bedroom One  
10'11" x 11'3"

Walk In Wardrobe  
6'0" x 19'6"

En Suite  
6'5" x 8'0"

Detached Garage  
16'8" x 8'8"

Rear Garden

Tenure  
Leasehold - 108 years remaining

