



Hadrian Wynd, Wallsend



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC



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 £375,000

Description

IMMACULATELY PRESENTED FOUR BEDROOM DETACHED PROPERTY PERFECTLY POSITIONED WITHIN A QUIET CUL-DE-SAC UPON THIS POPULAR DEVELOPMENT IN WALLSEND

Brannen & Partners welcome to the market this immaculately presented four bedroom detached property, positioned within a quiet cul-de-sac in Wallsend. Boasting spacious interiors, the sizeable home presents four good sized bedrooms, two contemporary bathrooms plus downstairs WC, bright and inviting living space and contemporary open plan living/kitchen diner, complete with private garden, detached garage and driveway parking for two cars.

Briefly comprising: Entrance hallway initially presents solid oak herringbone flooring that flows throughout the ground floor, whilst providing access to the reception room, WC and first floor via stairs, opening up into the living kitchen diner finally, complete with integral storage.

To the left, the living space is bright and inviting, thanks to the multiple windows flooding the space with natural light, whilst the earth toned decor warms the room.

Back to the hallway, the L shaped layout bares round, opening up fully into a contemporary open plan living kitchen diner. Presenting an island layout, the sleek and modern kitchen houses a variety of high gloss wall, base and drawers units framed with stone worktops, whilst integral appliances include: floating extractor hood, four ring gas hob, fridge freezer, dishwasher, eye level oven and microwave. A cupboard beneath with stairs houses fixtures and plumbing for a washing machine. Whilst the island incorporates a raised breakfast bar for dining, the current owners have placed a further dining table towards the bifolding doors, offering an outlook across the rear garden. Completing the space, a further reception area has been created around an industrial style log burning stove.

To the first floor, the light and spacious landing connects to all four bedrooms and family bathroom, housing further integral storage. Three of the four bedrooms are double in size and house fitted wardrobes. The primary bedroom also incorporates an en suite shower room, furnished with a walk in rainfall shower, integral WC, heated towel rail and wall mounted bowl style wash basin with storage beneath.

Finalising the home, the modern family bathroom presents a similar design, comprising a bath with rainfall shower over, integral W.C., heated towel rail and wall mounted bowl style wash basin with storage beneath.

Externally to the rear is a good sized private garden, laid to lawn with a patio surround and raised tiered decking area, housing an outdoor kitchen with marble worktops. The position of the garden ensures a quiet outdoor space to enjoy and socialise, with gate access to the driveway and direct access to the detached garage. Whilst to the front, a small pathway is bordered with lawn, aside the double driveway.

This property is situated within this modern development, ideally located for shops and local transport links, good schooling as well as offering easy access to major road links. Silverlink Shopping Park is within easy reach offering a good selection of high street shops.

Hallway
4'5" x 8'8"

WC
5'5" x 5'4"

Living Room
10'9" x 14'4"

Living/Kitchen Diner
16'9" x 22'4"

Landing
3'11" x 9'1"

Bedroom One
9'9" x 9'11"

En Suite
8'2" x 3'10"

Bedroom Two
8'11" x 10'8"

Bedroom Three
8'11" x 9'0"

Bedroom Four
7'5" x 7'1"

Bathroom
7'3" x 5'6"

Garage
10'0" x 20'2"

Front & Rear Gardens

Tenure
Freehold

