



## 6 Segedunum Crescent St Peters Park, Wallsend, NE28 7JN

- \*\* FANTASTIC DETACHED FAMILY HOME WITH FIVE DOUBLE BEDROOMS & THREE BATHROOMS \*\*
- \*\* SUPERB MODERN KITCHEN/DINING FAMILY ROOM WITH BI-FOLDING DOORS TO THE REAR \*\*
- \*\* EXTENSIVE RANGE OF INTEGRATED APPLIANCES \*\* UTILITY ROOM & DOWNSTAIRS WC \*\*
- \*\* TWO RECEPTION ROOMS \*\* EASY ACCESS TO THE A1058 COAST ROAD & SILVERLINK RETAIL PARK
- \*\* GOOD SIZE REAR GARDEN \*\* OFF STREET PARKING TO FRONT \*\* COUNCIL TAX BAND D \*\*
- \*\* FREEHOLD \*\* ENERGY RATING TBC \*\*

Price £445,000



- Extended Five Bedroom Detached House
- Extensive Range Of Integrated Appliances
- Off Street Parking
- Three Bathrooms & Downstairs WC
- Two Reception Rooms - Utility Room
- Superb Kitchen/Dining Room/Family Room
- Fantastic Family Home

**Off Street Parking**  
**Hallway**

Entrance door, stairs to the first floor landing, feature wood effect flooring, radiator.

**Cloaks/WC**

6'5" x 3'3" (1.96 x 1.01)  
Double glazed window, WC, wash hand basin, radiator and wood effect flooring.

**Lounge**

14'3" x 12'2" (4.35 x 3.71)  
Double glazed bay window, media wall, coving to ceiling, radiators.

**Kitchen Area**

13'5" x 10'7" (4.11 x 3.25)  
Fitted with a range of wall and base units, central island with contrasting work surfaces over and five ring gas hob, integrated oven and microwave, integrated dishwasher, fridge and freezer, wood effect flooring with under floor heating, radiator.

**Dining Area**

19'1" x 12'8" (5.84 x 3.87)  
Skylight windows, wood effect flooring with underfloor heating, vertical radiator, skylight windows and bi-folding door opening to the rear garden.

**Utility Room**

6'3" x 5'4" (1.93 x 1.64)  
Plumbed for washing machine, radiator and half glazed door leading to the shed.

**Sitting Room**

11'11" x 11'10" (3.65 x 3.63)  
Wood effect flooring with under floor heating, vertical radiator and double glazed bi-folding doors opening to the rear garden.

**Inner Hallway**

Wood effect flooring, radiator.

**Freehold - Council Tax Band D**  
**Ground Floor Bedroom**

21'6" x 8'5" (6.56 x 2.58)  
Double glazed window, wood effect flooring, radiators. This room could easily be split into two.

**Shower Room**

8'0" x 4'11" (2.46 x 1.50)  
Comprising; WC and wash hand basin with fitted furniture surrounding, shower cubicle, paneling to walls, radiator.

**Landing**

Double glazed window, storage cupboard, radiator.

**Master Bedroom**

14'4" x 12'9" max (4.39 x 3.89 max)  
Double glazed window, spotlights to ceiling, radiator.

**En-Suite**

Double glazed window, WC and wash hand basin with fitted furniture surrounding, steam shower cabin with lighting, paneling to walls, tiling to floor and ladder style radiator.

**Bedroom 2**

12'10" x 8'11" (3.93 x 2.73)  
Double glazed window, radiator.

**Bedroom 3**

11'3" x 9'9" (3.44 x 2.99)  
Double glazed window, laminate flooring, radiator.

**Bedroom 4**

9'9" x 9'8" (2.98 x 2.97)  
Double glazed window, radiator.

**Family Bathroom**

7'10" min x 6'5" (2.40 min x 1.98)  
Comprising; bath, shower cubicle, WC and wash hand basin with fitted furniture surrounding, double glazed window, part tiled walls and radiator.

**Energy Rating TBC**  
**External**

Externally there is a garden to the front together with space for off street parking. The rear garden has lawn and a paved patio area. There is also an area to the side leading to the front.

**Material Information**

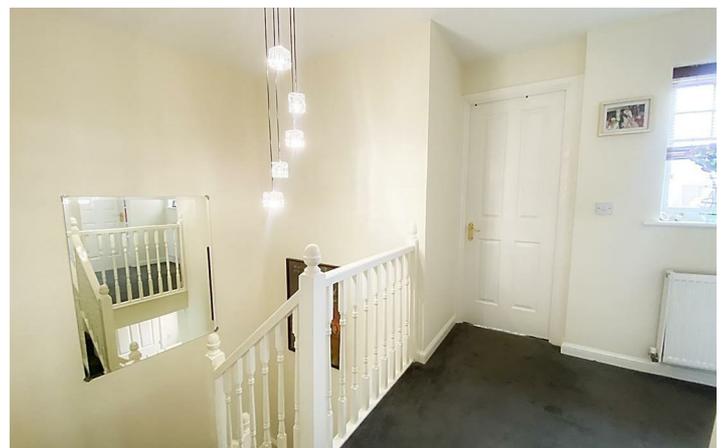
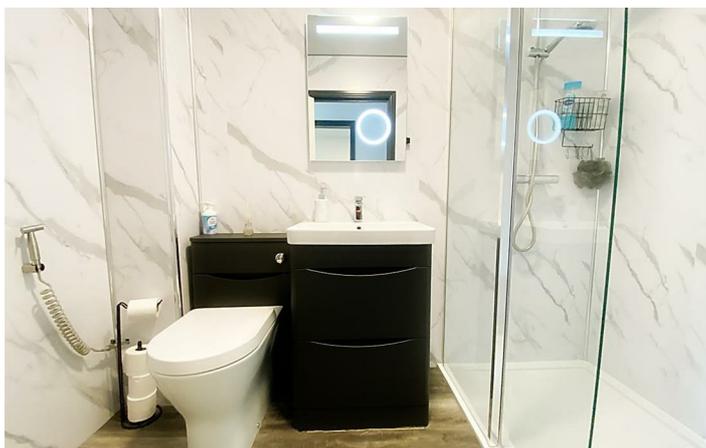
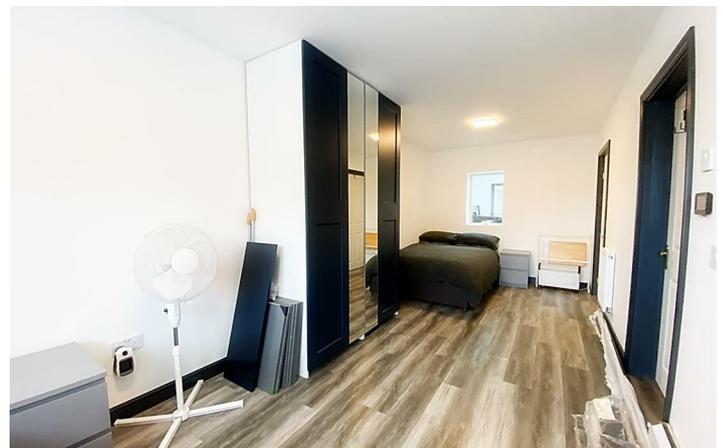
**BROADBAND AND MOBILE:**  
At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>  
EE-Good outdoor and in-home  
O2-Good outdoor, variable in-home  
Three-UK-Good outdoor and in-home  
Vodafone\_Good outdoor

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

**FLOOD RISK:**  
Yearly chance of flooding:  
Surface water: Very low.  
Rivers and the sea: Very low.

**CONSTRUCTION:**  
Traditional  
This information must be confirmed via your surveyor and legal representative.

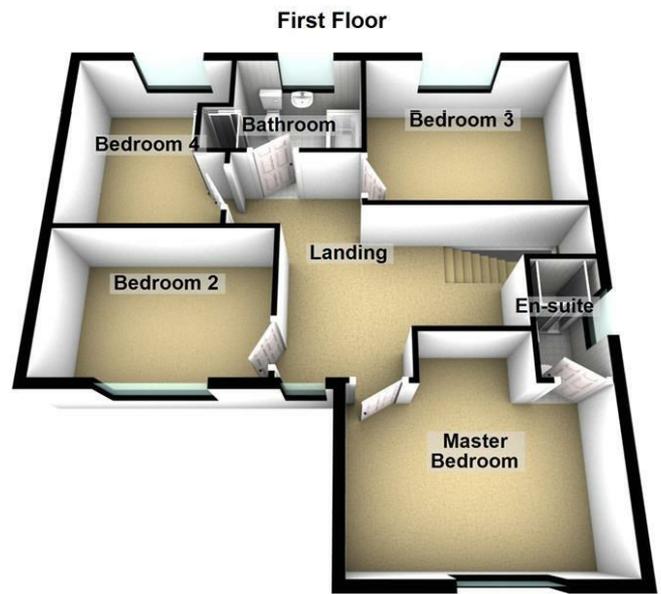
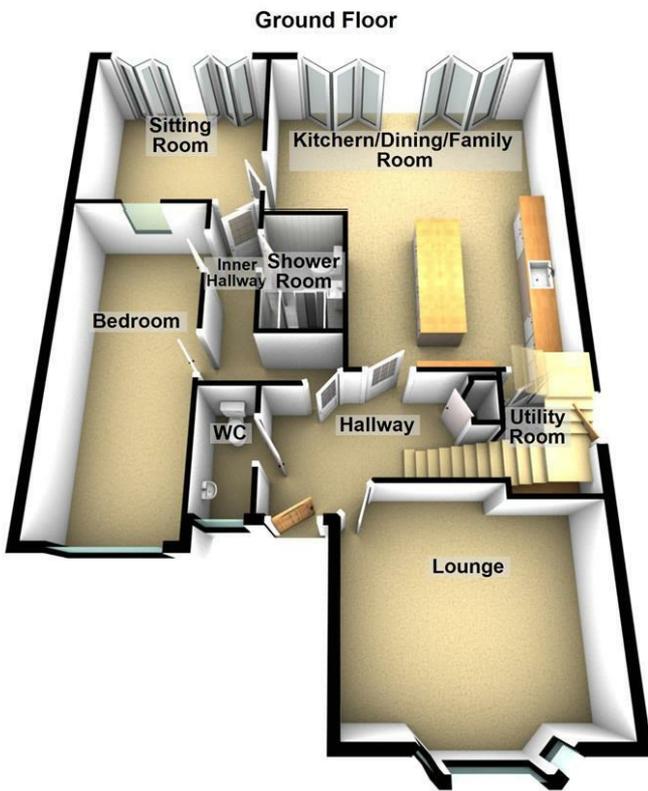








# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	