

# HUNTERS<sup>®</sup>

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## The Meadows

Wallsend, NE28 7QA

Offers In Excess Of £235,000



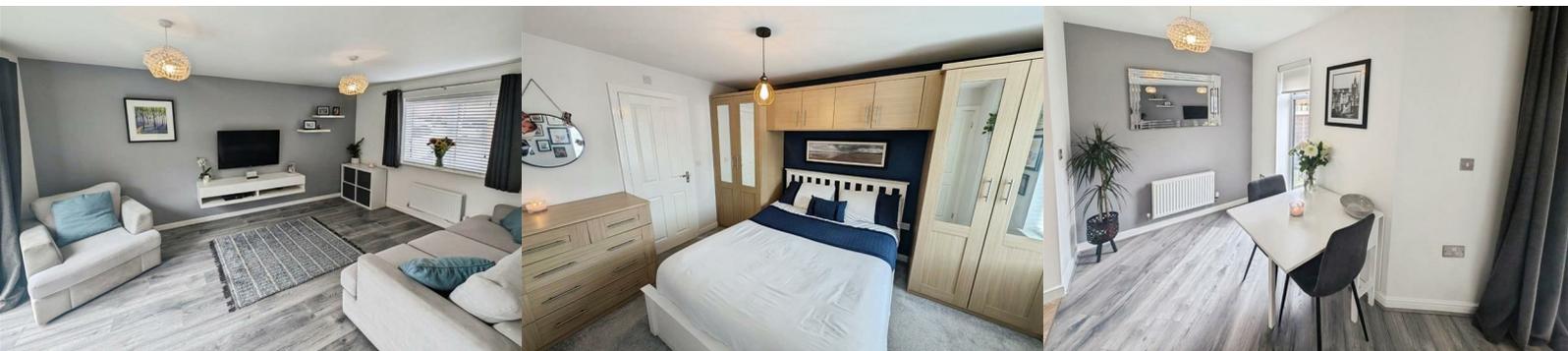
Hunters are pleased to welcome to the market this three-bedroom property in Wallsend. A recent build, the property is designed with the modern buyer in mind, with a standout feature being its open plan ground floor, connecting the kitchen, dining area and living space.

Additionally, the location of the property offers excellent transport links. Situated nearby is the coast road, which connects the charming seaside towns of Tynemouth, Cullercoats and Whitley Bay to the vibrant city of Newcastle. The position of the property makes you only a short drive or bus ride away from both. Furthermore, the property features a garage with driveway parking, allowing for the parking of multiple cars.

Outside, the property features a spacious rear garden that contains a decking area as well as an artificial grass lawn, accessible via large garden doors that lead from the living area.

The upstairs of the property holds three bedrooms; the largest of which boasting a convenient en-suite bathroom with a walk-in shower, as well as built in wardrobes, cabinets and mirrors. Additional storage can be found in the fully boarded loft, accessible from the master bedroom.

An early viewing is encouraged to appreciate this fantastic property. Contact Hunters North Shields today to arrange your viewing.



**Entrance Hall 10'5" x 8'10" (3.18 x 2.70)**  
 Light-filled space providing access to the ground floor accommodation as well as first floor via stairs. Full height picture window and practical but stylish tiled flooring.

**Cloakroom WC 5'5" x 4'2" (1.66 x 1.28)**  
 Modern ground-floor wc with hand-wash facilities.

**Kitchen 10'5" x 8'11" (3.18 x 2.72)**  
 Fitted with a range of wall and base units, with integrated oven and hob and space for large fridge freezer, plus plumbing for washing machine. Open to:

**Dining/Living Space 10'3" x 17'7" (3.13 x 5.36)**  
 The room flows around from the kitchen area back to the main hallway, offering a small dining space before opening out to a family living room, which has French door access out to the rear garden.

**Landing 16'8" x 6'6" (5.10 x 2)**  
 Small first floor area

**Master Bedroom 12'4" x 9'1" (3.76 x 2.78)**  
 With window to the front aspect; fitted wardrobes; access to the loft space and also to:

**Master En-suite 4'7" x 9'1" (1.42 x 2.78)**  
 Connected shower room with window to the rear aspect; shower cubicle; wc and hand-wash basin. Newly decorated with new flooring.

**Second Bedroom 10'5" x 9'0" (3.20 x 2.76)**  
 To the front of the property, this double bedroom is a good size, and has carpet, pendant light fitting and radiator

**Third Bedroom 8'10" x 8'2" (2.70 x 2.50)**  
 This good-sized single bedroom is located at the rear of the house, with pendant light fitting, radiator and carpet to floor.

**Main Bathroom 9'3" x 3'10" (2.84 x 1.19)**  
 Angular with bath; basin and wc to the rear of the property.

**Loft**  
 Accessed via the master bedroom with pull-down ladders, fully-boarded out

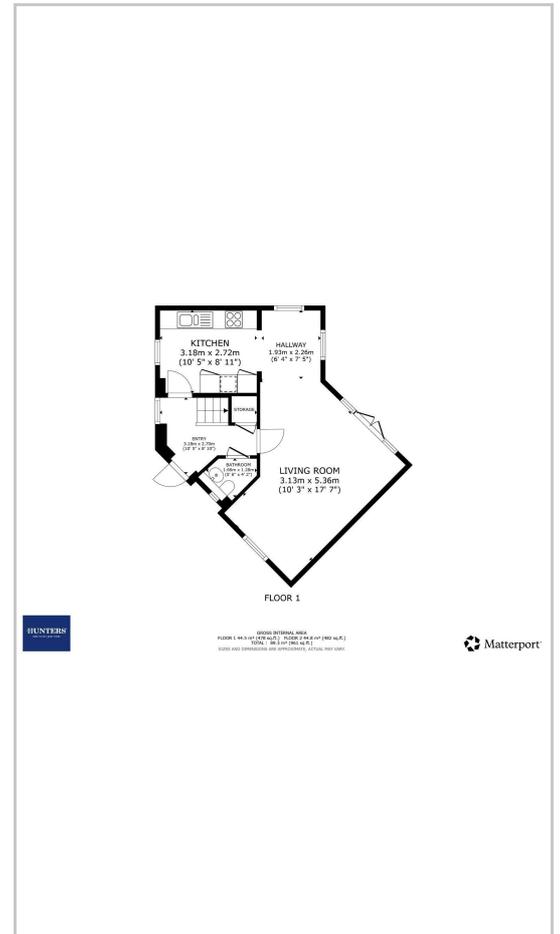
**Rear Gardens**  
 Enclosed space with gate access as well as via French Doors from the living space. With astro-turf lawn and decked area, ideal for play or relaxation.

**Garage**  
 Detached with driveway and roller door access.

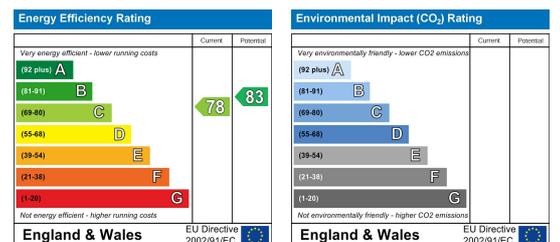
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.