



# Nursery Gardens

Fenham

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NOTE FOR  
FINISHING  
DEPARTMENT:

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**A rare opportunity to acquire a substantial sized four bedroom detached house situated on this corner site within this sought after cul-de-sac. Conveniently located just off Silver Lonsdale in Fenham, close to local shops and amenities including schools and public transport routes. The property benefits from gas central heating and double glazing. This family accommodation briefly comprises: entrance hallway, cloak, w/c, lounge, dining room, study, kitchen, stairs to first floor, master bedroom with en-suite, a further three bedrooms and family bathroom w/c. Externally there are gardens to the front, side and rear with a driveway leading to a garage.**

**£ 249,999**

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### **The property comprises:-**

#### **Entrance hallway**

Entry via UPVC double glazed door; gas central heating radiator; double glazed window to the front; tiled flooring; stairs to first floor.

#### **Downstairs w/c**

Low level w/c; wash hand basin; gas central heating radiator; double glazed window.

#### **Lounge 16'3 x 11'6 (4.95 x 3.51)**

Double glazed bay window to the front; gas central heating radiator; living flame gas fire with feature surround; television point; coving to ceiling.

#### **Dining room 13'9 x 8'3 (4.19 x 2.52)**

Double glazed bay window to the rear incorporating double glazed door; gas central heating radiator; tiled effect laminate flooring; spot lights inset to ceiling; coving to ceiling.

#### **Kitchen 10'4 x 9'6 (3.15 x 2.90)**

Fitted with a range of modern wall and floor units with complimenting work surfaces; 1 ½ sink with drainer unit and mixer taps; integrated electric hob with extractor over; built in double electric oven; part tiled walls; double glazed window to the rear.

#### **Study 9'6 x 8'10 (2.90 x 2.69)**

Double glazed bay window to the rear; gas central heating radiator.

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**First floor**

**Master bedroom 14'4 x 9'6 (4.37 x 2.90)**

Two double glazed windows to the front; gas central heating radiator; built in wardrobes; television point.

**En-suite**

Walk in shower cubicle; low level w/c; pedestal wash hand basin; gas central heating radiator; part tiled walls.

**Bedroom two 10'0 x 8'9 (3.05 x 2.67)**

Double glazed window to the rear; gas central heating radiator.

**Bedroom three 8'9 x 7'10 (2.67 x 2.39)**

Double glazed window to the rear; gas central heating radiator.

**Bedroom four 8'7 x 7'4**

Double glazed window to the front; gas central heating radiator.

**Family bathroom w/c**

Three piece bathroom suite comprising: corner bath with Jacuzzi jets, wash hand basin and low level w/c set into vanity unit. Tiled walls; tiled flooring; double glazed window.

**Externally**

Front

Enclosed Lawned garden with well stocked borders and a driveway providing off street parking for 3 or 4 cars.

Side

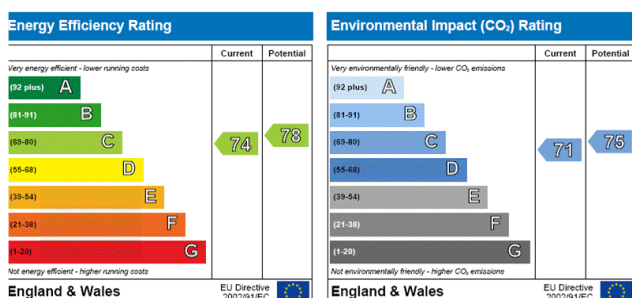
Lawned garden with shrubs and flower beds.

Rear

Enclosed landscaped garden laid mainly to lawn with block paved patio area and large garden shed.

**Garage**

Up and over door; power and lighting.





R112 Ravensworth 01670 713330

**Important Note:** None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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