

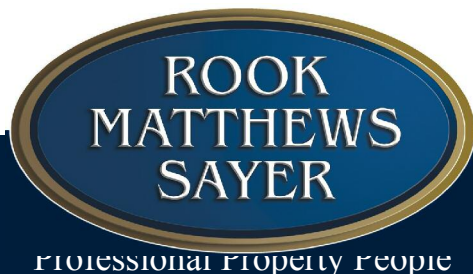


## JONQUIL CLOSE, CHAPEL PARK

- Detached bungalow
- Two double bedrooms
- 18'0ft Lounge
- Modern fitted kitchen including appliances
- Conservatory
- Modern fitted bathroom/w.c
- Gas central heating/Double glazing
- Gardens to the front and rear
- Attached single garage
- An internal viewing is highly recommended

**£188,000**

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# Jonquil Close, Chapel Park, Newcastle upon Tyne, NE5 1UY

We take great pleasure in welcoming to the market this detached two bedroom bungalow situated on Jonquil Close in Chapel Park. This well presented property located in a pleasant area has modern features including gas radiator heating and double glazing with internal accommodation including an entrance hall, 18ft lounge with a fitted wall fire, the kitchen had been replaced and includes cooking appliances and integrated slimline dish washer, a modern fitted bathroom suite, two bedrooms and a conservatory to the rear. Externally there are front and rear gardens, a drive to the front leading to the attached garage. The drive can accommodate two vehicles and there is a side gate to the rear garden. Rook Matthews Sayer would recommend an internal viewing to appreciate the accommodation and location on offer.

## ENTRANCE HALL

With a central heating radiator, coving to ceiling and cloaks cupboard.

## LOUNGE 18'0 x 11'0 (5.49m x 3.35m)

With a double glazed window to the front, central heating radiator, television point and electric fitted wall fire.

## KITCHEN 13'9 x 9'0 (Including fitted units) (4.19m x 2.74m)

Modern fitted kitchen with a range of wall and base units with work surfaces over, splash back tiles, 1 1/2 bowl stainless steel sink with mixer tap and drainer, integrated slim line dishwasher, fitted electric hob with oven below and stainless steel extractor hood over, integrated fridge/freezer, wood flooring, central heating radiator, coving to ceiling, door to garage and double glazed patio doors leading to the conservatory.

## CONSERVATORY

Tiled flooring and double glazing.

## BEDROOM ONE 12'0 x 11'0 (3.66m x 3.35m)

With a double glazed window to the rear, central heating radiator and coving to ceiling.

## BEDROOM TWO 10'0 x 9'0 (3.05m x 2.74m)

With a double glazed window to the front, central heating radiator, coving to ceiling and storage cupboard with hanging space.

## BATHROOM/W.C

Fitted with a modern three piece bathroom suite comprising low level w.c, vanity wash hand basin, low level w.c, with concealed cistern, bath with screen and shower attachments from taps, tiled walls and flooring, heated towel rail, coving to ceiling, loft access and a double glazed window to the side.

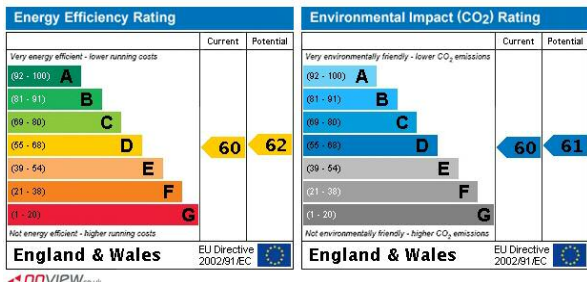
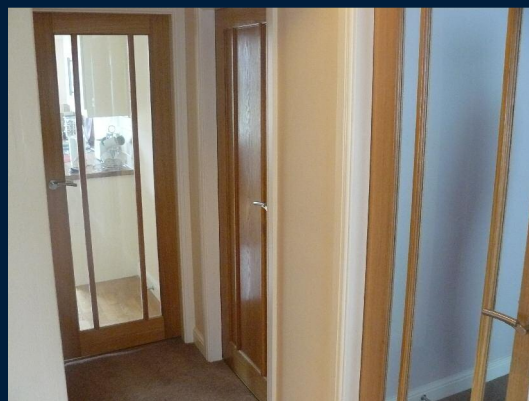
## EXTERNALLY

### FRONT GARDEN

There is a front lawned garden with block paved drive to side, parking for two cars and access to the attached single garage, side access gate.

### REAR GARDEN

There is an enclosed rear garden which is mainly laid to lawn with paved patio area and two garden sheds.



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REF:-CS/WD1773/4.03.2010/ED

**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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