



Professional Property People

ABBEY DRIVE
ABBEY GRANGE

Abbey Drive, Abbey Grange, Newcastle upon Tyne, NE5 1QR

- Detached family home
- Conservatory
- Five bedrooms
- Ensuite facilities
- Two reception rooms
- Double garage

£ 389,950

We have the pleasure in bringing to the market this modern style family home situated within the pleasant residential estate of Abbey Grange, North Walbottle.

This well presented property is located within an area benefitting from local amenities including schools, shops and public transport facilities. Abbey Grange is a modern estate offering purchasers executive style homes with access to major transport routes including the A1 and A69, Newcastle International Airport and the Metro Centre shopping centre.

This well presented five bedroom family home benefits from gas central heating and double glazing and the accommodation briefly comprises of entrance hallway with staircase to the first floor, cloaks w/c, two reception rooms, conservatory with access to the rear garden, modern fitted breakfasting kitchen with integrated appliances, utility room with access to the garage.

The first floor has a master bedroom (17'7ft with fitted floor to ceiling wardrobes), and a second bedroom both with ensuite facilities, a further three bedrooms and a modern family bathroom w/c.

Externally there are well maintained gardens to the front and rear with a driveway leading to an attached double garage.

Rook Matthews Sayer would recommend an internal viewing to appreciate the accommodation and location on offer.

ENTRANCE LOBBY

Entry via UPVC double glazed door; Gas central heating radiator; coving to ceiling.

ENTRANCE HALLWAY

Gas central heating radiator; coving to ceiling; stairs to first floor accommodation; under stairs storage cupboard.

CLOAKROOM / W.C

Fitted with a white suite comprising of low level w/c and ½ pedestal wash hand basin. Tiled walls and flooring; double glazed window to front; gas central heating radiator.

LOUNGE 18'0 X 11'9 (5.49 X 3.58)

Two double glazed windows to front; two gas central heating radiator; living flame gas fire with inset, hearth and feature surround; dado rail; coving to ceiling; television and telephone points; double doors into:-

DINING ROOM 11'8 x 11'3 (3.56 x 3.43)

Dado rail; coving to ceiling; double glazed French doors to:-

CONSERVATORY

Double glazed windows; double glazed door giving access to rear garden; tiled flooring.

BREAKFASTING KITCHEN 12'9 X 11'3 (3.89 X 3.43)(measurements to include fitted units)

Fitted with a range of wall and floor units with complimenting granite work surfaces over; 1 ½ bowl

sink with drainer unit; fitted gas hob and oven below with stainless steel extractor hood; integrated fridge; fitted wine rack; concealed unit lighting; Karndean flooring gas central heating radiator; double glazed window to rear; telephone point.

UTILITY ROOM 11'3 x 5'9 (3.43 x 1.75)

With wall units and work surfaces; plumbing facilities for automatic washing machine and dishwasher; 1 ½ bowl sink with mixer tap and drainer unit; Karndean flooring; gas central heating radiator; central heating boiler; vented for dryer; double glazed window to rear; door to rear and door to:-

GARAGE

Double glazed window to side; electric remote roller garage door.

FIRST FLOOR LANDING

Cupboard with water cylinder; access to loft; coving to ceiling.

MASTER BEDROOM 17'7 X 12'2 (5.36 X 3.71)

Two double glazed windows to front; gas central heating radiator; floor to ceiling fitted wardrobes and drawers; cupboard with hanging space; television and telephone point; coving to ceiling; arch to:-

ENSUITE 10'2 x 8'4 (3.10 x 2.54)

Fitted with a four piece bathroom suite comprising low level w/c, corner Jacuzzi bath, pedestal wash hand basin and separate shower cubicle with multi head power shower. Tiled walls; tiled flooring; double glazed window to rear; shaver point; wall light fittings.

BEDROOM TWO 10'8 X 11'7 (3.25 X 3.53)

Double glazed window to rear; gas central heating radiator; television and telephone points; laminate flooring; coving to ceiling.

ENSUITE

Fitted with a three piece bathroom suite comprising low level w/c, wash hand basin set into vanity unit; shower cubicle. Gas central heating radiator; tiled walls; laminate flooring; extractor fan; shaver point.

BEDROOM THREE 10'8 X 9'0 (3.25 x 2.74)

Two double glazed windows to front; gas central heating radiator; laminate flooring; coving to ceiling.

BEDROOM FOUR 9'0 X 8'7 (2.74 X 2.62)

Double glazed window to rear; gas central heating radiator; fitted wardrobes with cupboards above; telephone point with separate line; coving to ceiling.

BEDROOM FIVE 8'5 X 6'8 (2.57 X 2.03)

Double glazed window to rear; gas central heating radiator; fitted wardrobes;

FAMILY BATHROOM

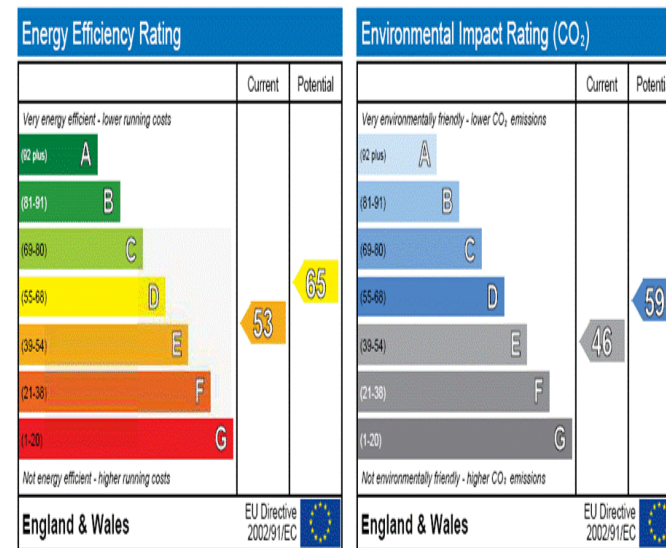
Fitted with a three piece white coloured bathroom suite comprising: low level w/c, 1/2 pedestal wash hand basin and "P" shape bath with shower over and screen. Heated towel rail; tiled walls; tiled flooring; double glazed window; shaver point.

EXTERNALLY FRONT GARDEN

Lawned area with brick paved driveway providing parking, leading to a double garage. Side access to rear.

REAR GARDEN

Enclosed garden laid mainly to lawn with decked seating area. Garden light and shed. Brick paved patio. Outside tap.



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