



Netherwitton Way, Great Park

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NOTE FOR
FINISHING
DEPARTMENT:

TRIM OFF 50mm
THIS SIDE

We are delighted to offer to the market this substantial four storey end link property situated in this popular residential area within close proximity to local shops, amenities and transport links. The property itself benefits from quality fixtures and fittings throughout. Briefly comprising to the ground floor; entrance lobby, entrance hall, shower room, family room, study, breakfasting kitchen and utility. To the first floor is; lounge, two bedrooms and a bathroom/w.c. Second floor; further three bedrooms with en suite to master and a bathroom/w.c. To the third floor is a self contained granny flat comprising; lounge, breakfasting kitchen, bedroom and an en suite shower room.

Externally there is a town garden to the front, southerly facing garden to the rear, detached double garage and double driveway.

Internal viewing comes strongly recommended to appreciate the standard of accommodation on offer.

Offers Over £ 430,000

52 Netherwitton Way,

Great Park, Newcastle upon Tyne, NE3 5RP

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ENTRANCE LOBBY

Double glazed entrance door and a radiator.

ENTRANCE HALL

Staircase to first floor with spindle banister, understairs cupboard, laminate flooring and a radiator.

SHOWER ROOM

Step in double shower cubicle with shower, wash hand basin, low level w.c, set in vanity unit, extractor fan, tiled floor and a radiator.

FAMILY ROOM 14'4 x 12'10 (4.37m x 3.91m)

Double glazed window to front, laminate flooring, coving to ceiling and a radiator.

STUDY 11'0 x 8'5 (3.35m x 2.57m)

Double glazed window to front and coving to ceiling.

BREAKFASTING KITCHEN 26'0 x 12'11 narrowing to 11'2 (7.93m x 3.94m x 3.40m)

Fitted with a range of wall & base units incorporating granite work surfaces/splash backs with centre island, AEG integral microwave, coffee maker, dishwasher, fridge & freezer, AEG built in electric oven, built in gas hob with extractor hood, tiled floor, wall mounted central heating boiler, radiator, door to utility.

UTILITY 9'8 x 6'11 (2.95m x 2.11m)

Wall & base units, sink unit, integral washing machine, tiled splash backs, tiled floor, meter cupboard and a radiator.

HALF LANDING

Double glazed window to side.

FIRST FLOOR LANDING

Airing cupboard housing hot water cylinder

LOUNGE 26'0 x 14'4 narrowing to 11'0 (7.93m x 4.37m x 3.35m)

Double glazed windows to front, stone effect fireplace incorporating living flame effect gas fire, granite inset & hearth, television point, coving to ceiling and two radiators.

BEDROOM FOUR 12'11 x 12'11 (3.94m x 3.94m)

Double glazed windows to rear, coving to ceiling and a radiator.

BEDROOM FIVE 12'11 x 11'2 (3.94m x 3.40m)

Double glazed windows to rear, coving to ceiling and a radiator.

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FAMILY BATHROOM

White four piece suite comprising; panelled bath, wash hand basin, low level w.c, step in shower cubicle with shower, part tiled walls, tiled floors, radiator and an extractor fan.

SECOND FLOOR LANDING

Double glazed window to side, staircase to third floor and a radiator.

MASTER BEDROOM 18'0 x 14'4 (5.49m x 4.37m)

Double glazed windows to front, fitted bedroom furniture, fitted wardrobes, coving to ceiling and a radiator.

EN SUITE BATHROOM

White four piece suite comprising; wash hand basin, low level w.c, set in vanity unit, step in double shower cubicle, corner bath, part tiled walls, tiled floor, built in vanity unit, double glazed frosted window to front, extractor fan and a radiator.

BEDROOM TWO 13'0 x 13'0 into recess (3.96m x 3.96m)

Double glazed windows to rear, coving to ceiling and a radiator.

BEDROOM THREE 12'9 x 11'2 (3.89m x 3.40m)

Double glazed windows to rear and a radiator.

SECOND FLOOR BATHROOM

White four piece suite comprising; panelled bath, wash hand basin, low level w.c, step in shower cubicle with shower, part tiled walls, tiled floors, radiator and an extractor fan.

THIRD FLOOR LANDING

With double glazed window to side.

SEPARATE GRANNY FLAT

LOUNGE 18'2 x 11'0 (5.53m x 3.35m)

Velux windows to rear, television point, radiator, laminate flooring and an archway to kitchen.

BREAKFASTING KITCHEN 8'0 x 7'8 (2.44m x 2.33m)

Fitted with a range of wall & base units, single drainer sink unit, built in electric oven, built in gas hob with extractor hood, space for an automatic washing machine, part tiled walls, tiled floor, velum windows to rear and a radiator.

BEDROOM ONE 18'2 x 9'2 (5.53m x 2.79m)

Velux windows to front, access to roof space, radiator

EN SUITE SHOWER ROOM

White three piece suite comprising; pedestal wash hand basin, step in shower cubicle with shower, low level w.c, part tiled walls, tiled floor, velux windows, extractor fan and a radiator.

EXTERNALLY

To the rear is a southerly facing garden of which is laid mainly to lawn, patio and cold water supply.

DETACHED DOUBLE GARAGE

With up & over electric doors, light & power points.

DOUBLE DRIVEWAY



Professional Property People



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
CURRENT	POTENTIAL	CURRENT	POTENTIAL
Very energy efficient - lower running costs (92 - 100) 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		Very environmentally friendly - Lower CO ₂ (92 - 100) A (81 - 91) B (69 - 80) C (55 - 68) D (39 - 54) E (21 - 38) F (1 - 20) G Not environmentally friendly - High CO ₂	
	79	78	80
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



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