



## 3 bed detached house to buy in

Meadow Vale, Shiremoor, Newcastle upon Tyne, Tyne and Wear, NE27 0BF

# £280,000

 x3
  x2
  x2

Tenure

**Leasehold**

Driveway & Garage parking

## Property features

- ✓ SPACIOUS DETACHED FAMILY
- ✓ THREE DOUBLE BEDROOMS
- ✓ OPEN PLAN KITCHEN / DINING
- ✓ TWO FAMILY BATHROOMS / GROUND FLOOR CLOAK
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Pattinson Estate Agents welcome to the market this absolutely delightful and perfectly situated in the highly sought-after Shiremoor area of Newcastle upon Tyne, this spacious detached family home offers an impeccable standard of living, ideally tailored for a modern lifestyle.

This beautiful, family-friendly residence boasts three double bedrooms, perfect for relaxing after a long day, or accommodating guests or a growing family. These bedrooms are serviced by two well-appointed bathrooms that combine both functionality and style.

Among the standout features of this home is the inviting, open plan kitchen and dining room, a space that provides a vibrant hub for family meals and entertaining guests. The kitchen comes fully equipped with modern facilities and ample space for all your culinary needs, and the dining area is simply perfect for those family dinners and social gatherings, which lead to the separate utility and ground floor cloak.

This detached property stands proud in its own grounds, offering a sense of solitude and privacy. The attractive exterior and well-maintained garden adds to the overall charm of the house, providing an ideal space for outdoor activities and relaxation. This property also benefits from a detached garage and parking for numerous vehicles.

In a prime location, with schools, local amenities, and transport links within easy reach, this property offers the perfect combination of comfort, convenience, and contemporary living.

In short, this house exudes a warm and welcoming atmosphere, making it an excellent choice for those looking for their next family home in Newcastle upon Tyne. Don't miss out on experiencing the beauty and spaciousness of this detached family home first-hand!

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 103

Annual Ground Rent Amount: £100.00

Ground Rent Review Period: PER ANNUM

Price: £280,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

## External Front

Private well maintained lawned garden, decorative stone border, paved pathway, driveway for numerous vehicles leading to garage, gated access to rear garden;



## Entrance / Hallway

Composite part glazed door leading to entrance complemented by, gas central heating radiator, built in storage, stairs to first floor, doors to;



## Lounge

*5.54m x 3.58m (18'2" x 11'8")*

Double glazed bay window to front aspect, gas central heating radiator, tv point ;



## Lounge.



## Lounge..



## Kitchen / Diner

5.14m x 5.57m (16'10" x 18'3")

A range of white gloss wall & base unit with contrasting work surfaces / tiled splashbacks / 1.5 stainless steel sink with mixer tap over, integrated electric oven, gas hob with extractor over, integrated fridge freezer, Integrated dishwasher, recess lighting, Ceramic tiled flooring, double glazed bay window to rear aspect, french doors leading to well maintained rear garden;



## Dining Room



## Utility

1.27m x 1.89m (4'2" x 6'2")

Roll top worksurface / Plumbed for Washing Machine and space for Tumble Dryer, extractor fan, ceramic tiled floor and Gas centrally heated Radiator



## Cloaks

White Pedestal wash hand basin / WC / Extractor / Ceramic tiled floor



## First Floor Landing

Gas centrally heated Radiator / Built in storage / loft access, doors to;



## Bedroom One

2.58m x 3.63m (8'5" x 11'10")

Double glazed window to front aspect, gas central heating radiator, built in wardrobe with sliding doors;



## En - Suite

1.68m x 1.77m (5'6" x 5'9")

White bathroom suite comprising; Shower cubicle with mains shower over, pedestal wash hand basin, WC, Shaving Point, part tiled walls & ceramic tile flooring, Extractor, gas central heating radiator, side aspect double glazed window;



## Bedroom Two

3.40m x 2.82m (11'1" x 9'3")

Double glazed window to rear aspect, gas central heating radiator,



## Bedroom Three

3.40m x 2.70m (11'1" x 8'10")

Double glazed window to rear aspect, gas central heating radiator,



## Family Bathroom

1.81m x 1.85m (5'11" x 6'0")

White bathroom suite comprising; Bath, Pedestal wash hand basin, WC, shaving point, Extractor, part tiled walls & ceramic tiled flooring, recess lighting, gas central heating radiator, front aspect double glazed window;



## External Rear

Private enclosed lawned garden, paved patio, gated access to front aspects, external water source and power;



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## Garage

4.60m x 2.70m (15'1" x 8'10")

Remote Control garage door, lighting and power source

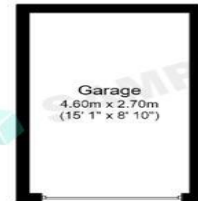




**Ground Floor**



**First Floor**



**Garage**

Total floor area 108.0 sq. m. (1,163 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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