



Hadrian Wynd Hadrian Park

A fabulous, Freehold, modern detached family home, located on this highly sought after development, close to popular local schools, bus routes and with excellent transport links to the City Centre, A19 North and South, Silverlink and Cobalt Business Park. Substantially improved by the current owners with a garage conversion creating an additional reception room, currently utilised as a playroom, and a superb, contemporary utility room. Impressive hallway, gorgeous lounge with multiple windows allowing maximum light into the room, downstairs cloaks/w.c., stunning, open plan dining kitchen and family sitting area, with a high gloss, stylish kitchen, integrated appliances and bi-fold doors out to the rear garden area. Beautiful Gallery landing, four excellent sized bedrooms, the principle bedroom with attractive fitted wardrobes and luxurious en-suite shower room, the fourth bedroom offers a fully fitted study/office with desks and shelving, outstanding family bathroom. Enclosed, private rear garden with shed, patio, lawn and play area, access to the front garden and driveway. A beautiful home indeed

£340,000

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Hadrian Wynd

Hadrian Park, Wallsend

Composite Entrance Door to:

ENTRANCE HALLWAY: impressive, spacious hallway, radiator, staircase to the first floor, wood effect laminate, door to:

DOWNSTAIRS CLOAKS/W.C.: 5'3 x 5'1, (1.60m x 1.55m), pedestal washbasin with mixer taps, low level w.c. with recessed flush, tiled walls, spotlights to ceiling, modern flooring

PLAYROOM/SITTING ROOM: (front): 11'7 x 9'4, (3.53m x 2.84m), beautifully converted by the current owners to provide a versatile sitting room or playroom, radiator, double glazed window, spotlights to ceiling

LOUNGE: (front): 14'2 x 11'6, (4.32m x 3.51m), a gorgeous, light and airy front lounge with three double glazed windows, radiator

UTILITY ROOM: (side): 9'5 x 8'0, (2.87m x 2.44m), contemporary re-fitted utility space, comprising of, base, wall and drawer units, co-ordinating worktops, combination boiler, plumbed for automatic washing machine, modern flooring, brick effect tiling, double glazed door out to the garden area

DINING KITCHEN/FAMILY ROOM: (rear): 18'9 x 17'9, (5.72m x 5.41m), a stunning, open plan family dining kitchen and sitting area, beautifully overlooking the rear garden, with double glazed bi-fold doors. The kitchen boasts a high gloss, contemporary range of base, wall and drawer units, fitted worktops, integrated electric oven, microwave, hob, fridge freezer and dishwasher, spotlights to ceiling, additional two double glazed windows, two radiators, wood effect flooring, one and a half bowl sink unit with mixer taps

FIRST FLOOR LANDING: fabulous gallery landing area with storage cupboard, housing hot water tank, loft access with pull down ladders, we understand that the loft has been part boarded, radiator, double glazed window

BEDROOM ONE: (rear): 13'5 x 9'4, (4.09m x 2.84m), plus a dressing area of 11'8 x 3'6, (3.56m x 1.09m), excluding depth of contemporary sliding wardrobes, three double glazed windows, radiator



EN-SUITE SHOWER ROOM: 8'4 x 4'5, (2.54m x 1.37m), luxurious en-suite comprising of, walk in double shower cubicle, floating vanity sink unit with wall mounted taps, low level w.c. with recessed flush, spotlights to ceiling, double glazed window, fitted cupboard, chrome ladder radiator, modern tiling

BEDROOM TWO: (front): 11'6 x 9'8, (3.51m x 2.95m), double glazed window, radiator

BEDROOM THREE: (rear): 10'3 x 9'8, (3.12m x 2.95m), radiator, double glazed window

BEDROOM FOUR: (front): 9'7 x 9'4, (2.92m x 2.84m), perfect for anyone working from home or studying, with radiator, double glazed window, fitted desks, storage and shelving

BATHROOM: 11'6 x 7'2, (3.51m x 2.18m), outstanding family bathroom, with bath, wall mounted taps, floating vanity sink unit with wall mounted taps, low level w.c with recessed flush, tiled bath and shower area, spotlights to ceiling, ladder radiator, double glazed window, recessed shelving, modern tiling, double glazed window

EXTERNALLY: gorgeous, enclosed rear garden, not directly overlooked, with patio, lawn and fencing, outside tap, shed, children's play area with swing and slide, gated access to the front driveway and garden area.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

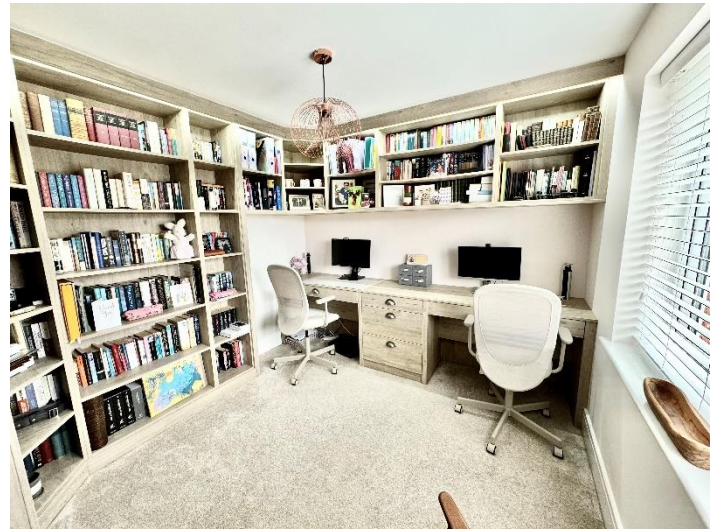
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E

EPC RATING: B

WB2540.AI.DB.19.06.2024.V.2





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