



## Featherstone Grove Great Park

A deceptively spacious 5 bedroom town house located within the much sought after Melbury development of the Newcastle Great Park. The property offers generous and versatile accommodation over three floors boasting in excess 2200 sq ft floor area. A key feature includes a remodelled ground floor creating a stylish guest room with fabulous adjoining en suite bathroom incorporating a free standing roll top bath and walk-in shower. There is also a first floor balcony, ground floor WC, three bathrooms, double garage and off street parking. It is well positioned for access to frequent transport links as well as being a short distance to the A1 motorway and central Gosforth.

Offers Over **£400,000**

0191 284 7999

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# Featherstone Grove Great Park

## ENTRANCE LOBBY

With double glazed entrance door, cloaks cupboard, tiled flooring, courtesy light and a radiator.

## RECEPTION HALL

Staircase to first floor with spindle banister, under stairs cupboard, tiled flooring and two radiators.

## W.C

With low level WC, pedestal wash hand basin, tiled flooring and a radiator.

## UTILITY 8'0 x 7'3 (2.44m x 2.21m)

Fitted with sink unit, space for automatic washing machine and tumble dryer, tiled splash back, laminate flooring, central heating boiler, double glazing and a radiator.

## BEDROOM FIVE 12'0 x 11'10 (3.66m x 3.61m)

With double glazed French doors to rear garden, real oak wood flooring, television point, coving to ceiling and a radiator.

## EN SUITE BATHROOM

Fitted with a five piece suite comprising; twin wash hand basins, walk in shower cubicle with rainforest shower over, roll top bath, low level WC, bidet, tiled walls, tiled floor, shaver point, double glazed window and two radiators.

## FIRST FLOOR LANDING

With staircase to second floor with spindle banister.

## LOUNGE 16'0 x 14'2 (4.88m x 4.32m)

With double glazed window to the front, stone effect fireplace with marble inset & hearth, coving to ceiling, radiator and a double radiator.

## DINING ROOM 12'0 x 12'0 (3.66m x 3.66m)

With double glazed French door to balcony, coving to ceiling and a double radiator.

## STUDY 9'8 x 6'8 (2.95m x 2.03m)

With double glazed window to the front, coving to ceiling and a radiator.

## KITCHEN 12'0 x 11'8 (3.66m x 3.56m)

Fitted with a range of wall & base units, one and a half ceramic bowl sink unit, built in Bosch double oven and gas hob laminate flooring, integrated dishwasher, tiled splash back, radiator and double glazed window.

## SECOND FLOOR LANDING

With access to roof space and a radiator.

## BEDROOM ONE 12'0 x 9'8 (3.66m x 2.95m)

With double glazed windows to the front, fitted wardrobes, coving to ceiling and a radiator.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising; step in double shower cubicle with shower over, low level WC, pedestal wash hand basin, shaver point, part tiled walls, tiled floor, extractor fan and a radiator.

### BEDROOM TWO 10'8 plus doorway x 9'4 (3.25m x 2.84m)

With double glazed window to the rear, fitted wardrobes, coving to ceiling and a radiator.

### BEDROOM THREE 10'0 plus doorway x 7'4 (3.05m x 2.24m)

With double glazed window to the rear, fitted wardrobes, coving to ceiling and a radiator.

### BEDROOM FOUR 9'9 x 9'7 (2.97m x 2.92m)

With double glazed window to the front, built in cupboard, coving to ceiling and a radiator.

### BATHROOM/W.C.

Fitted with a white four piece suite comprising; panelled bath, pedestal wash hand basin, step in shower cubicle with shower over, low level WC, part tiled walls, radiator, extractor fan, shaver point and double glazed frosted window.

### EXTERNALLY

Town garden to the front is mainly gravelled with flower, tree & shrub borders and wrought iron railings. The landscaped rear garden is mainly gravelled with patio, flower, tree & shrub borders, gated access and summer house.

### DOUBLE GARAGE

Situated in a separate block with up and over doors and electricity points.

### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: On street and garage

### 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.

### AGENTS NOTE

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

### ACCESSIBILITY

This property has accessibility adaptations:

- Remodelled ground floor with walk in shower room

### TENURE

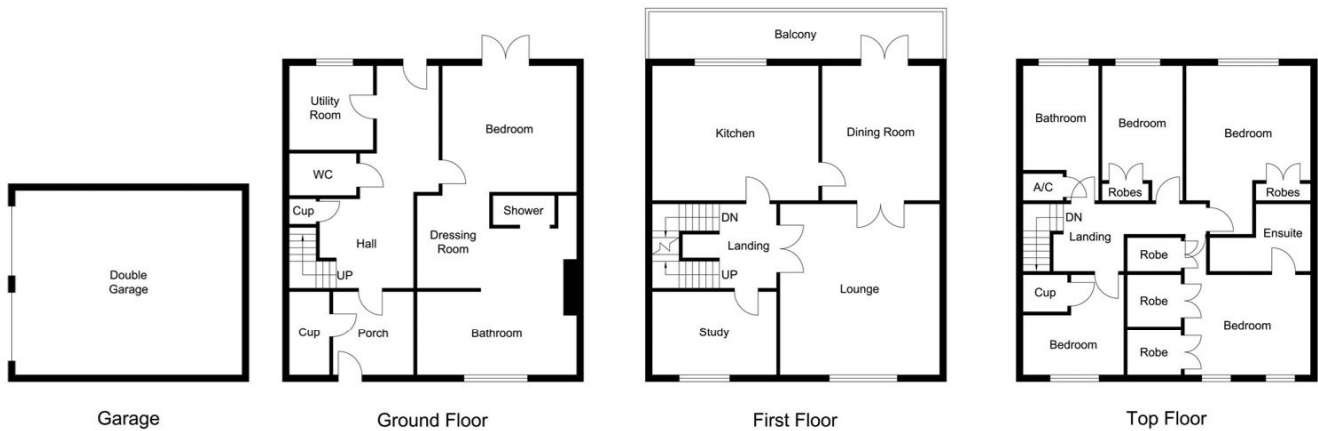
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND:** F

**EPC RATING:** C

GS00014880.DJ.PC.05.07.24.V.1





## Featherstone Grove

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, window, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

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