



Woolsington Park South

Woolsington

This luxurious traditional 1930's home has been carefully renovated throughout by the current owners to an exceptional standard. The front door opens to an impressive reception hallway with fabulous panelled walls and herringbone flooring. There is a lavish open plan breakfasting kitchen with family area and dining room, a convenient utility room, ground floor WC, access to the side hall, store and an attached garage. Completing the ground floor layout is a comfortable lounge with pretty bay window, dual aspect fireplace and access to the sitting room/snug/study. Stairs lead to the first floor landing with a bespoke stained glass double glazed feature window to the side, bedroom one which benefits from a separate dressing room, stylish family bathroom and a further two double bedrooms. A ladder access from the landing leads to the stunning loft room with brick feature wall and pretty circular window, exposed beams and a convenient walk in storage room, with potential to convert to a master suite. Externally there is a driveway leading to the garage and well-maintained gardens to the front and rear. The property is located on a sought-after private estate, there is a range of excellent amenities nearby including highly regarded schools, transport links, hairdressers, cafe and garden centre.

Asking Price: £645,000

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Woolsington Park South Woolsington



Reception Hallway 7'10 x 14'08 (2.38m x 4.47m)

A sizeable reception hallway with herringbone flooring, radiator and traditional panelled walls.

Living Room 12'9 x 13'10 (3.88m x 4.21m)

This comfortable room has a double-glazed bay window to the front, carpeted flooring, radiator and a striking feature dual sided multi stove and an opening to the snug/sitting room/study



Snug/Sitting Room/Study 7'8 max x 14' max (2.33m x 4.26m)

A cozy room with carpeted flooring, radiator, double glazed window to the front, feature fireplace with stove.

Kitchen Breakfast Room open to Family Area 13' max into recess x 27'11 max into recess (3.96m x 8.5m)

There is an elegant fitted kitchen and peninsula/breakfast bar with Quartz work surfaces, Belfast sink unit inset, space for a range cooker with cooker hood above, an integrated dishwasher and fridge freezer, walk in larder cupboard, feature fireplace with electric stove in the family area, double glazed window to the rear, herringbone flooring, radiator, comfortable family area and an opening to the dining area.

Dining Area 7'4 x 12'2 (2.23m x 3.70m)

This light and airy space benefits from double glazed windows and double doors overlooking the garden, an opening to the family area and herringbone flooring.



Utility Room 9'10 x 7'6 (2.99m x 2.28m)

This useful space has fitted base units with work surface above and Belfast sink inset, double glazed window to the rear, vinyl flooring, door to the side hall and garage, storage cupboard and access to the ground floor WC.

Ground Floor WC

With WC, wash hand basin and vinyl flooring.

Side Hall

This area has a door to the coal house/store, a door to the side garden and door to the garage.

Store

A storage area currently used as a coal bunker with window to the side.

First Floor Landing

Stairs lead to the carpeted first floor landing with a beautiful double glazed window to the side, this window has been specially made with the original stained glass to retain the character and original features of the property. There is a loft access with ladder leading to the spacious loft room and storage room.

Bathroom 11'8 max x 6'10 max (3.55m x 2.08m)

A beautiful bathroom with double walk-in shower, freestanding bath, WC, wash hand basin inset to storage, two double glazed windows to the rear, radiator with towel rail, extractor fan, part tiled walls and tiled flooring.



Bedroom One 13'11 max x 12'9 (4.24m x 3.88m)

This lavish bedroom has a double-glazed window to the front, carpeted flooring, radiator and a door to the dressing room

Dressing Room 7'8 max x 14' max (2.33m x 4.26m)

This versatile room has a double-glazed window to the rear, Velux window, carpeted flooring and has the potential to be made into an en-suite.

Bedroom Two 14'9 max into recess x 13'2 max into recess (4.49m x 4.01m)

A sizeable room with double glazed window to the front, carpeted flooring and radiator.

Bedroom Three 7'11 max x 15'7 (2.41m x 4.74m)

A lovely room overlooking the garden with carpeted flooring, radiator and double-glazed window to the rear.

Loft Room

This beautiful room has ladder access from the landing, carpeted flooring, a brick feature wall with charming circular window to the front, Velux window and access to a walk in storage cupboard.

Loft Storage Area 14'5 x 5'2 (4.39m x 1.57m)

This is a useful storage room in the loft space.

Garage 10' x 17'8 (3.04m x 5.38m)

A generous garage with light and power, double glazed window to the side, central heating boiler and garage door to the front.

Garden

To the front is a spacious driveway and a mature garden laid to lawn with planted borders and walled boundaries. To the rear is a very pretty walled garden with two sizeable patio areas for entertaining, lawn and planted borders with an array of colourful plants, shrubs and trees.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Garage with driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Restrictions on property – TPO's in garden

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: C

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Ground Floor
Floor area 84.4 m² (909 sq.ft.)

First Floor
Floor area 47.4 m² (510 sq.ft.)

Loft space
Floor area 49.8 m² (536 sq.ft.)

TOTAL: 181.7 m² (1,955 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspections. Powered by www.propertybox.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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