

FOR
SALE

41 EARLSMEADOW, EARSDON VIEW NE27 0GB
£399,950



5 BEDROOM HOUSE - DETACHED

- FIVE BEDROOM DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- RECEPTION ROOM , SNUG & CONSERVATORY
- DINING KITCHEN & UTILITY ROOM
- FAMILY BATHROOM, ENSUITE & DOWNSTAIRS WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- EPC RATING C

[VIEW PROPERTY](#)

VESTIBULE
ENTRANCE HALLWAY
RECEPTION ROOM
20'8 x 10'8
CONSERVATORY
14'6 x 8'4
SNUG
10'11 x 9'11
DINING KITCHEN
16'9 x 10'10

UTILITY ROOM
6'6 x 5'5
DOWNSTAIRS WC
BEDROOM ONE
13'9 x 11'2
ENSUITE
6'10 x 4'8
BEDROOM TWO
10'7 x 6'5

BEDROOM THREE
9'0 x 7'8
BATHROOM WC
6'10 x 5'4
BEDROOM FOUR
14'4 x 12'4
BEDROOM FIVE
9'5 x 8'8
GARAGE
17'5 x 9'8

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This beautiful and modern detached house was built in 2016 and is perfectly located in a popular residential area. It boasts a wealth of modern features and is ideal for a family.

With over 1800 square foot of accommodation set over three floors this well presented property consists of a vestibule and entrance hallway with stairs up to the first floor. There is a spacious reception room, a double glazed conservatory and cosy snug. The beautiful and contemporary dining kitchen easily accommodates a family dining table as well as a good range of units with contrasting worktops and integrated appliances including double oven, five ring gas hob, chimney hood and dishwasher. The utility room has further units and worktops and the downstairs WC has a pedestal wash basin and low level WC. To the first floor there are three bedrooms, the main bedroom includes Cavendish drawers, a dressing room with fitted wardrobes and an ensuite benefitting from walk in shower, pedestal wash basin and low level WC. There is also a family bathroom including panelled bath with shower over, pedestal wash basin and low level WC. The second floor has two further bedrooms, one with fitted wardrobes, and externally the property has an attached garage, front garden with driveway parking and a South facing and private rear garden.

The generous size and superb layout of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Conveniently situated half way between the coast and Newcastle city centre and just off the A19, Earsdon View offers a wide range of contemporary homes particularly favoured by growing families and busy professionals. Well served by many of the borough's best schools and on the doorstep, the local Waggonways, a network of routes originally used for hauling coal, are perfect for enjoying the surrounding countryside and wildlife on the foot or by cycle.

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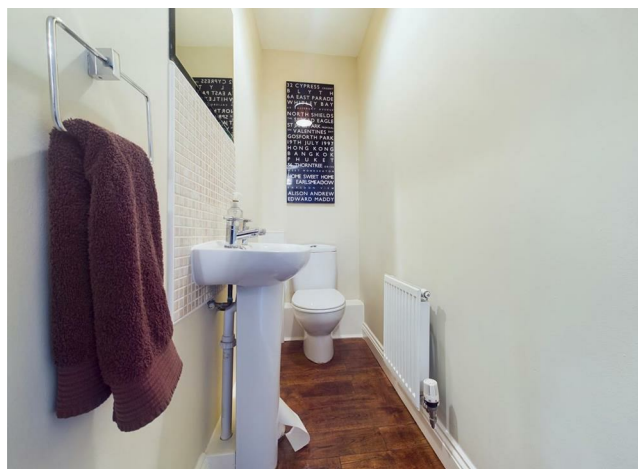
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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

VIEW PROPERTY



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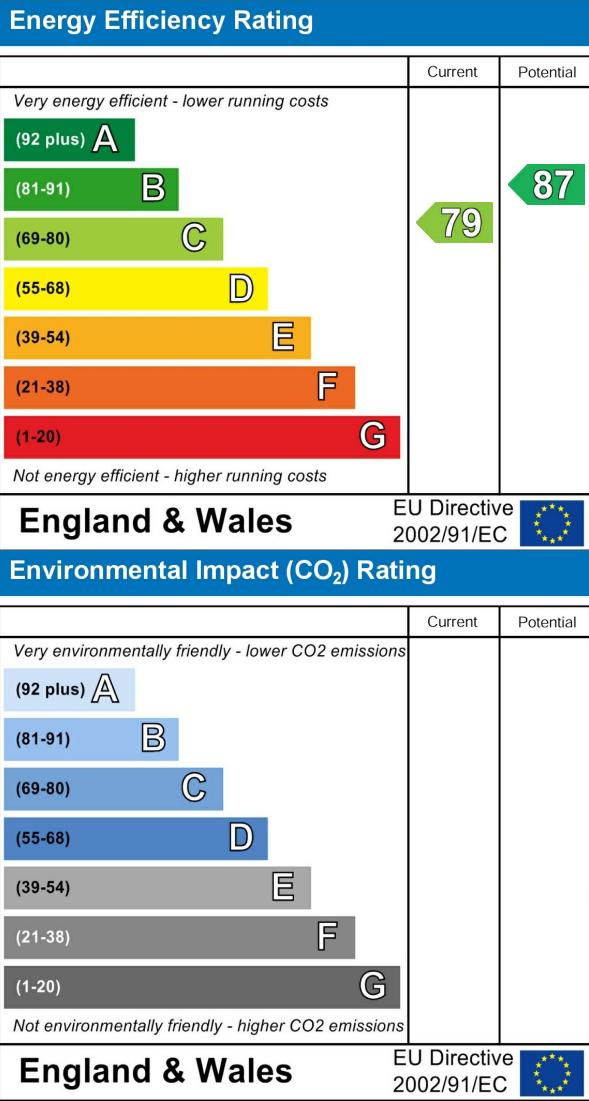
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THE PROPERTIES MISDESCRIPTION
ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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