

FOR  
SALE

55 VISCOUNT CLOSE, EARSDON VIEW NE27 0FP  
£450,000



4 BEDROOM HOUSE - DETACHED

- FOUR BEDROOM DETACHED HOUSE
- SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS RECEPTION ROOM
- MODERN KITCHEN DINER
- DOWNSTAIRS WC
- FAMILY BATHROOM & TWO ENSUITES
- DRESSING ROOM
- DETACHED DOUBLE GARAGE/SUMMER ROOM
- FRONT & REAR GARDENS
- NO UPPER CHAIN & EPC RATING B

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ENTRANCE HALLWAY

RECEPTION ROOM  
18 x 12'10"

KITCHEN DINER  
25'4 x 13

DOWNSTAIRS WC

LANDING

BEDROOM  
10'11 x 9'5

DRESSING ROOM  
7'2 x 6'1

ENSUITE  
7'2 x 3'9

BEDROOM  
10'11 x 9'1

BEDROOM  
9'11 x 9'8

BATHROOM WC  
6'5 x 6'1

BEDROOM  
17 x 16'6

ENSUITE  
9'4 x 7'6

DETACHED GARAGE  
16'9 x 8'10

SUMMER ROOM  
16'6 x 8'1

FRONT GARDEN

REAR GARDEN

## 55 VISCOUNT CLOSE, EARSDON VIEW NE27 0FP

A fantastic opportunity to acquire this well presented four-bedroom detached family home, built circa 2014 and situated on the highly sought-after Earsdon View development. Offered with no upper chain, the property enjoys a superb position within this popular modern estate, ideally located for excellent schools, local amenities, transport links and the stunning North Tyneside coastline. Boasting generous accommodation over three floors, a superb layout, this is an ideal home for growing families.

The property opens into an entrance hallway with stairs to the upper floors and access to the principal rooms. The light and spacious reception room features patio doors opening onto the rear garden. The heart of the home is the fabulous open-plan kitchen diner, offering ample space for family living and entertaining. Fitted with a range of high-gloss units with under-cabinet lighting, granite worktops, integrated eye-level double oven, gas hob, extractor hood, fridge freezer, dishwasher and washing machine. A central island provides additional storage, workspace and incorporates the hob. A convenient ground floor WC completes this level.

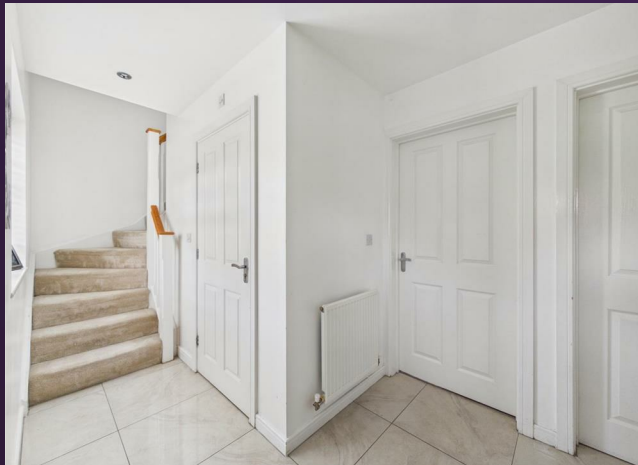
The first floor offers three well-proportioned bedrooms, a dressing room and a generous en-suite with walk-in shower, wash basin and WC. There is also a modern family bathroom with bath, wash basin and WC. Occupying the entire top floor is the impressive principal suite, featuring a dressing area and an en-suite with bath, walk-in shower, wash basin and WC.

Externally, there is a detached double garage, currently partly utilised and presented as a bright and airy summer room. The well-maintained front garden complements a rear garden with decked seating areas, raised planted beds and excellent space for outdoor entertaining.

A superb family home in a fabulous location.

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EARS DON VIEW  
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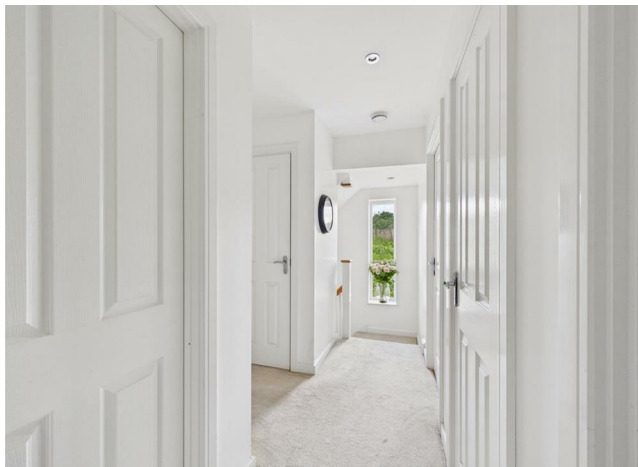
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Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
 1812 ft<sup>2</sup>  
 Reduced headroom  
 42 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft

Calculations reference the RICS IPMS  
 3C standard. Measurements are  
 approximate and not to scale. This  
 floor plan is intended for illustration  
 only.

GIRAFFE360

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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.

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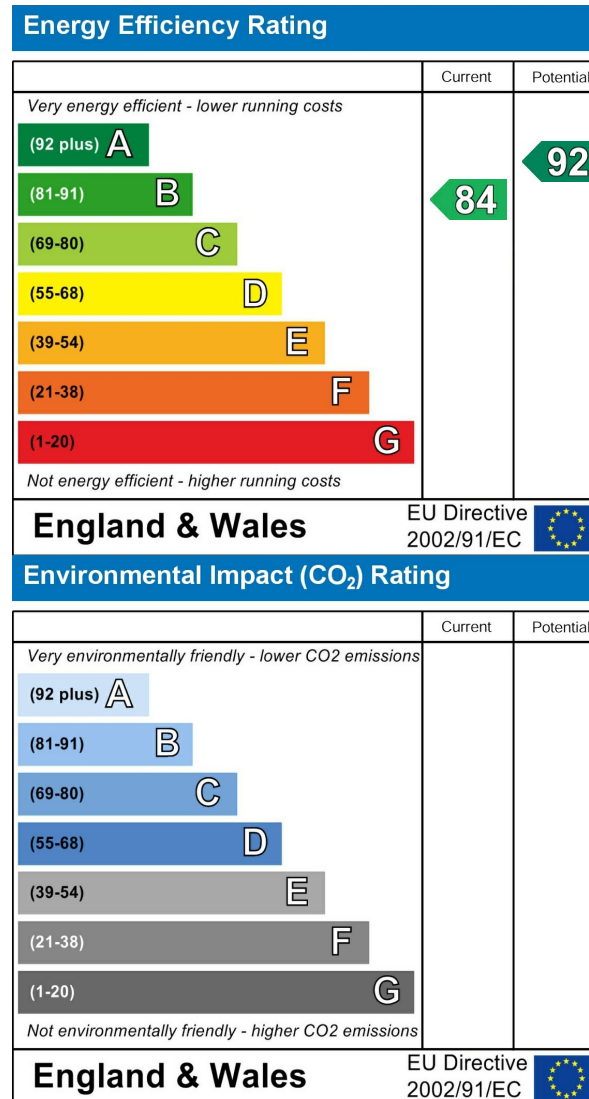
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#### THE PROPERTIES MISDESCRIPTION ACT, 1991

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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