

FOR  
SALE

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



#### 4 BEDROOM HOUSE - DETACHED

- FOUR BEDROOM DETACHED HOUSE
- SOUGHT AFTER RESIDENTIAL LOCATION
- LIGHT & AIRY RECEPTION ROOM
- CONTEMPORARY DINING KITCHEN
- UTILITY ROOM & BOOT ROOM
- BATHROOM, ENSUITE & DOWNSTAIRS WC
- PART GARAGE FOR STORAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SECLUDED REAR GARDEN
- EPC RATING C

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#### ENTRANCE HALLWAY

RECEPTION ROOM  
14'1 x 13'11

DINING KITCHEN  
20'9 x 11'5 & 9'10 x 7

UTILITY ROOM  
8'6 x 7'8

BOOT ROOM  
5'9 x 4'5

#### DOWNSTAIRS WC

LANDING

BEDROOM ONE  
14'3 x 14

ENSUITE  
10 x 3'11

BEDROOM TWO  
11'8 x 10'9

BEDROOM THREE  
11'7 x 9'2

BEDROOM FOUR  
10'2 x 9

BATHROOM WC  
8'1 x 5'6

PART GARAGE  
8'10 x 7'8

FRONT GARDEN

REAR GARDEN

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This beautiful and well presented, detached house was built in 2013 and is perfectly located in a sought after residential area. It boasts a wealth of modern features and is ideal for a family.

With over 1500 square feet of accommodation set over two floors, this modern property consists of a welcoming entrance hallway with stairs up to the first floor, built in cloaks cupboard and doors to the reception room and dining kitchen. There is a light and airy, front facing reception room and the fabulous dining kitchen easily accommodates a dining table and Island as well as a lounge area. The kitchen has a good range of wall, base and drawer units with wine rack, contrasting worktops and integrated appliances include a eye level double oven, gas hob incorporated in the Island with chimney hood over, dish washer and fridge freezer. There is also a boot room, downstairs WC and a utility room with further units, sink, and spaces for American style fridge freezer, tumble dryer and washing machine. The first floor landing features painted panelling to one wall, a storage cupboard and a stunning floor to ceiling window providing an abundance of natural light. There are four double bedrooms, the main bedroom has a dressing area with built in wardrobes and a good sized ensuite with walk in shower, twin wash basins and low level WC. There is also a family bathroom benefitting from a panelled bath, wash basin and low level WC. Externally there is a part garage for storage, a front garden with driveway parking for up to two cars and a secluded rear garden with decked patio, lawn and mature shrubs.

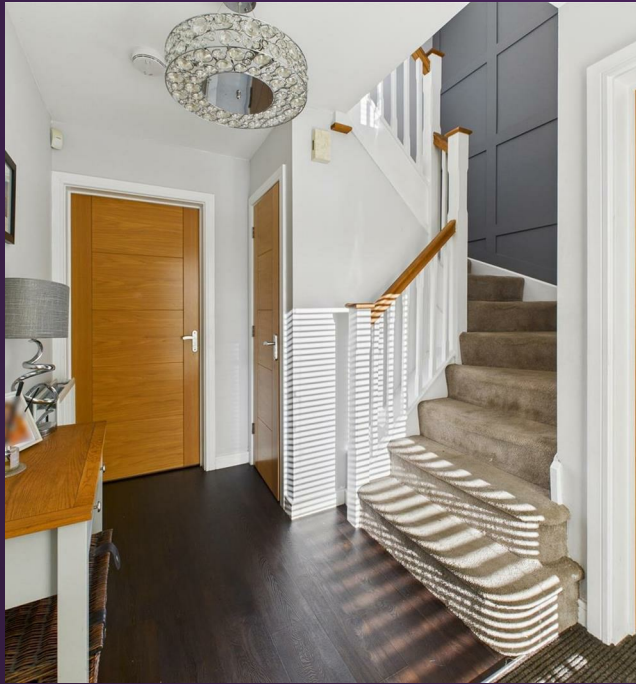
The superb layout, perfect family feel and fantastic location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

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.



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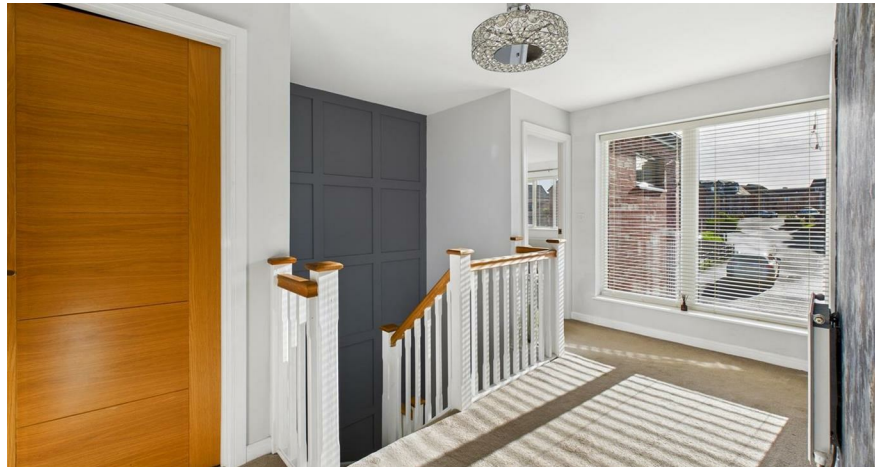


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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1537 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

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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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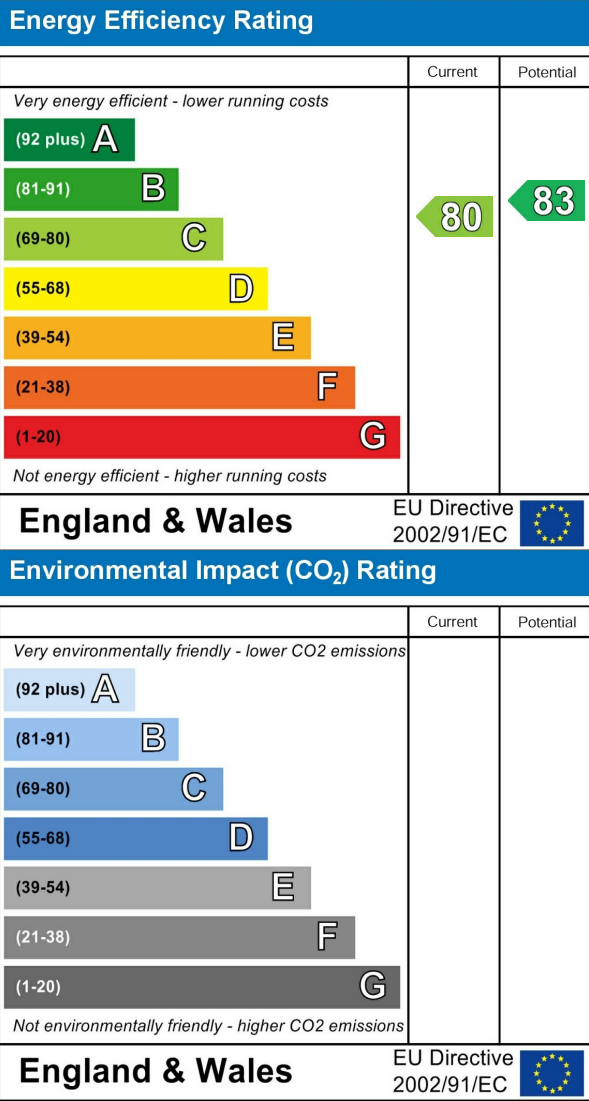
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THE PROPERTIES MISDESCRIPTION  
ACT, 1991

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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