

# Ashcroft Road, Newcastle

ST5 8EZ

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Offers In Excess Of £295,000



STEPHENSON BROWNE



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## DESCRIPTION

This stunning newly renovated three-bedroom detached residence on Ashcroft Road has been thoughtfully redesigned to offer luxurious and spacious family living throughout, finished to an exceptional standard with elegant contemporary styling.

The property is entered via an attractive porch leading into a bright and welcoming entrance hall, complete with useful understairs storage. High ceilings, neutral décor and an abundance of natural light create an immediate sense of space and sophistication.

The impressive living room is beautifully presented, featuring a striking bay window and a bespoke media wall, creating a stylish yet comfortable setting perfect for both relaxing and entertaining.

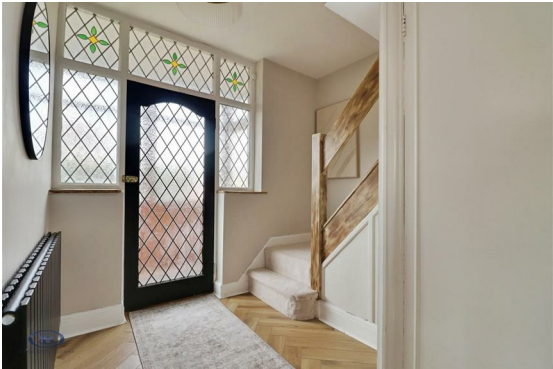
A standout feature of the home is the substantial extended kitchen, designed to create a truly impressive open and sociable space. Finished with contemporary fittings throughout, the kitchen boasts a large central island/breakfast bar, extensive cupboard storage, integrated fridge freezer, integrated dishwasher and plumbing for a washer/dryer. The generous layout provides ample space for dining and entertaining, while a separate pantry room offers additional practicality and storage.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefitting from an elegant bay window that enhances the light and character of the room. Completing the accommodation is a sleek modern shower room alongside a separate W.C.

Externally, the property continues to impress with beautifully maintained wrap-around



gardens featuring patio, gravelled and lawned areas, ideal for outdoor dining and entertaining. A detached garage with electric shutter door, driveway providing off-road parking and installed CCTV system further enhance the quality, convenience and security of this exceptional home.



# ROOM DESCRIPTIONS

## Ground Floor

### Porch

7'1" x 3'5"

### Entrance Hall

9'4" x 8'9"

### Living Room

14'9" x 16'3"

### Kitchen/Breakfast Bar

18'4" x 15'5"

### Understairs Storage

### Pantry

3'11" x 9'11"

## First Floor

### Bedroom One

11'6" x 12'1"

### Bedroom Two

11'7" x 5'1"

### Bedroom Three

12'5" x 8'9"

### W.C.

2'10" x 5'3"

### Shower Room

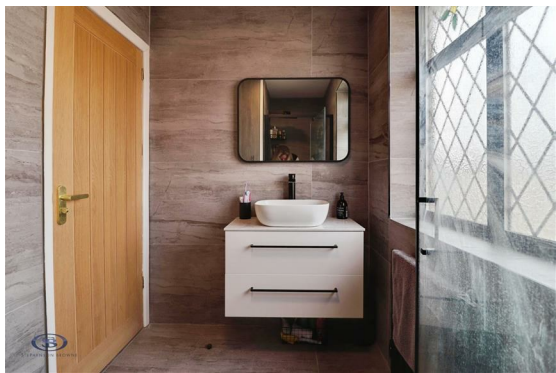
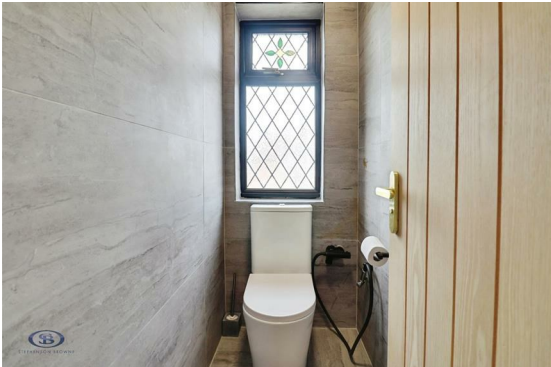
5'3" x 8'9"

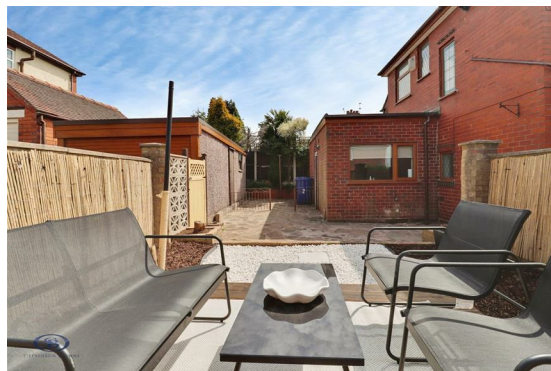
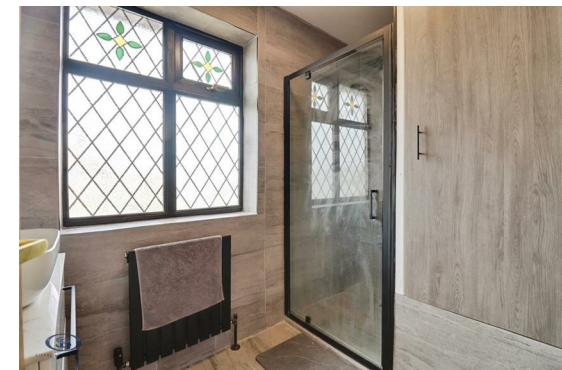
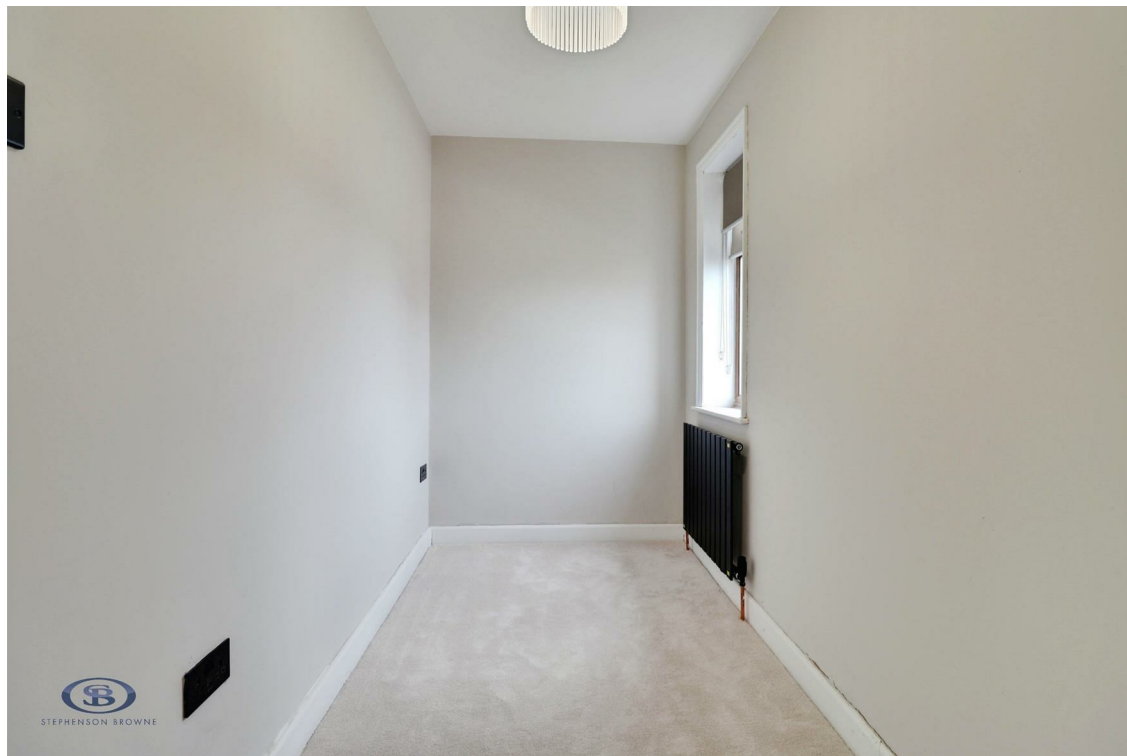
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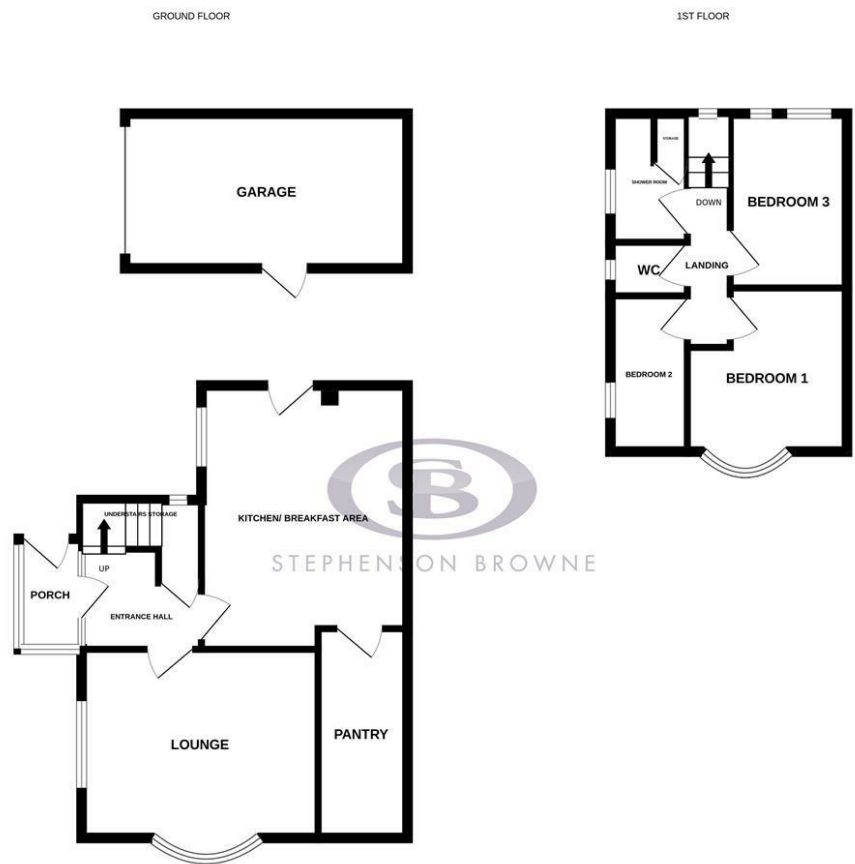
### Garage

10'2" x 19'8"





# Floorplans



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

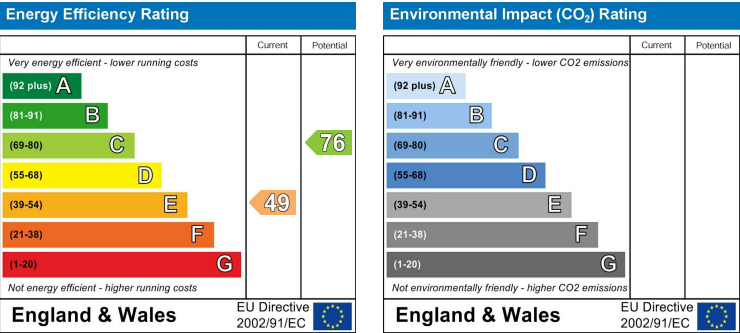
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# Area Map



# EPC Rating



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