



79 Lamphouse Way Wolstanton, Newcastle, ST5 0GA

Looking for a family house? Tick. Definitely want it to be detached? Tick. Three double bedrooms? Tick. Need spacious living accommodation? Tick tick tick!!! Stop your house search right there, I have your match made in heaven! Lamphouse Way is not only a fantastic sized detached property, but it is also stunning throughout and in a great location, close to all transport links and local amenities! Surely it can't be true I hear you shout! Well I assure you it is, so let's take a look at what's on offer. To the ground floor the accommodation consists of a spacious lounge, large modern kitchen/diner, utility room and downstairs W.C. To the first floor there are three double bedrooms and a contemporary family bathroom plus en suite to the master bedroom. Externally there is off road parking to the front and an integral garage and the rear garden is landscaped and fully enclosed. I told you it was the perfect match, are you starting to believe it, well what are you waiting for? Don't take my word for it have a look for yourself and call to book a viewing on 01782 789369.

Offers in excess of £229,950

79 Lamphouse Way

Wolstanton, Newcastle, ST5 0GA



- STUNNING DETACHED PROPERTY
- UTILITY ROOM & W.C
- LANDSCAPED REAR GARDEN
- EARLY VIEWING IS A MUST
- LARGE LOUNGE
- THREE FANTASTIC SIZED BEDROOMS
- OFF ROAD PARKING
- SPACIOUS KITCHEN/DINER
- FAMILY BATHROOM PLUS ENSUITE
- CLOSE TO LOCAL AMENITIES

Ground Floor

Entrance Hall

The property has a double glazed entrance door to the front aspect. Radiator. Stairs leading to the first floor.

Cloakroom/W.C

5'1" x 2'8" (1.57 x 0.83)

A double glazed window overlooks the front aspect. Low level W.C and wash hand basin with tiled splash back. Radiator.

Lounge

15'4" x 11'9" (4.69 x 3.60)

A double glazed bay window overlooks the front aspect. Double glazed doors leading into the kitchen. Television point. Radiator.

Kitchen/Diner

23'6" x 11'7" (7.17 x 3.54)

Two double glazed windows overlook the rear aspect coupled with double glazed patio doors leading out onto the rear garden. Fitted with a range of wall and base storage units, with inset stainless steel sink unit and side drainer. Integrated electric oven and hob over with cooker hood above. Large under stairs storage cupboard. Space for table and chairs.

Utility Room

8'1" x 6'4" (2.47 x 1.95)

Fitted with base units. Space for fridge/freezer. Space and plumbing for washing machine and tumble dryer. Wall mounted central heating boiler.

First Floor

First Floor Landing

Loft access hatch. Airing cupboard.

Bedroom One

11'10" x 9'10" max (3.62 x 3.02 max)

A double glazed window overlooks the front aspect. Fitted wardrobe with sliding mirrored doors and radiator.

En-Suite

6'6" x 5'8" (1.99 x 1.75)

A double glazed window overlooks the front aspect. Fitted with a shower cubicle, low level W.C and wash hand basin. Partly tiled walls. Extractor fan and radiator.

Bedroom Two

20'1" x 7'11" (6.14 x 2.43)

Two double glazed windows overlook the front and rear aspect. Eaves storage. Radiator.

Bedroom Three

11'2" x 8'7" (3.41 x 2.62)

A double glazed window overlooks the rear aspect. Radiator.

Bathroom

6'5" x 6'2" (1.97 x 1.88)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising panelled bath, low level W.C and wash hand basin. Partly tiled walls. Extractor fan and shaver point. Radiator.

Exterior

To the front there is a tarmacadam driveway and a lawned area. To the rear the garden is landscaped with a paved patio area and artificial lawned area, raised sleeper beds, fully enclosed by panelled fencing and access gate down the side of the property.

Garage

Up and over door. Power and lighting.





Floor Plan



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 operability or efficiency can be given.
Made with Metropix ©2019

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

