





Thought to have been constructed in the late 1920s a fine detached family home occupying a prominent position on one of Fenham's most popular residential roads. A wide, tree-lined avenue, Wingrove Road North close to Newcastle City Centre is perfectly placed to access to surrounding greenery, the Newcastle hospitals and only a short walk from one of the region's finest independent schools.

Thoughtfully extended and boasting in excess 2,600 Sq ft the accommodation briefly comprises entrance porch through to entrance hall with stained glass entrance door and understairs storage; a 26ft lounge with walk-in bay to the front and French doors to the rear; behind a secret door lies a useful study with pleasant outlook over the rear garden; an impressive open plan kitchen/diner occupying the full length of the house with stylish units, island, integrated appliances, glazed atrium rooflight and concertina doors to the garden; utility room and granny annexe with fifth bedroom (2nd lounge) with en-suite shower room and French doors to the garden. The first floor galleried landing with feature stained glass window gives access to four double bedrooms, master with fitted robes, bedroom two with en-suite bathroom, and a stylish family bathroom with five-piece suite. Externally, the property offers driveway parking for

several cars, two garages: garage one measuring 22ft in length with electronic door, garage two with utility area and electronic doors and a delightful walled garden to the rear, laid mainly to lawn with mature planting and patio areas. An early internal inspection is essential to fully appreciate everything this superb family home has to offer!

Late 1920's Detached | 2,646 Sq ft (245.8m<sup>2</sup>) | Five Bedrooms | 26ft Lounge | Full-Length Open Plan Kitchen/Dining Room | Ground Floor WC | Utility Room | Stylish Family Bathroom & Two En-Suites | Delightful Gardens | Two Garages | Great Location | EPC Rating: D



**Offers Over £575,000**

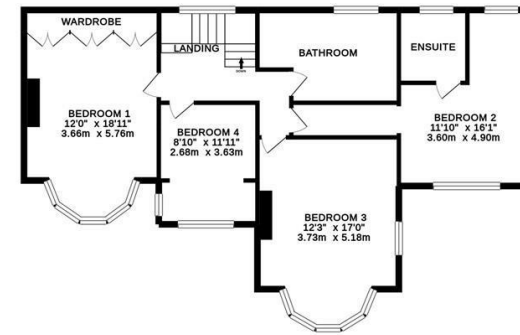
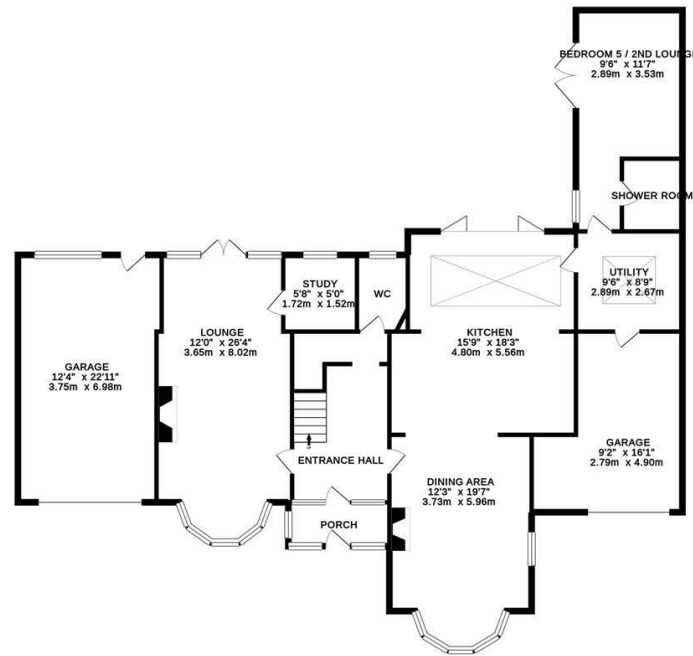




**GROUND FLOOR 1753 sq. ft.**  
( 162.9 sq. m. )



**1ST FLOOR 892 sq. ft.**  
( 82.9 sq. m. )



TOTAL FLOOR AREA : 2646 sq. ft. ( 245.8 sq. m. ) approx.

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.  
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