



Having undergone full refurbishment, this well presented four bedroom semi-detached family home is ideally located on the south-west backing side of Broome Close, Fawdon. Broome Close, a quiet cul-de-sac positioned just off The Meadows provides access to local shops, schooling and transport links via Fawdon Metro Station.

The accommodation briefly comprises: entrance porch through to hallway with stairs to first floor; sitting room with walk in bay and under-stairs storage; 17ft kitchen diner with a range of fitted units, work surfaces and French doors leading out to the garden, open to utility room with both garden and integral garage access; downstairs WC. The first floor landing gives access to; four bedrooms, all with fitted storage cupboards, bedrooms one and two both comfortable doubles and bedroom one with an en-suite shower room complete with three piece suite; family bathroom complete with three piece suite.

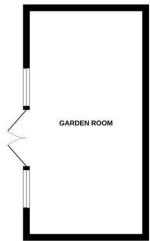
Externally to the front, a driveway providing off-street parking, leading to the integral garage providing parking/storage and a front garden laid mainly to lawn with some mature planting. To the rear, an enclosed south-west facing garden laid mainly to lawn with a paved patio seating area, fenced boundaries and a brick built detached garden room with light and power together with French door access.

Well Presented Semi-Detached Family Home | Four Bedrooms | 1,418 Sq ft (131.7m2) | Sitting Room | 17ft Kitchen Diner to Utility Room | Downstairs WC | Family Bathroom & En-Suite Shower Room | Integral Garage | Front Garden & Driveway | South-West Facing Rear Garden with Garden Room | GCH & DG | Cul-De-Sac Location | Freehold | Council Tax Band | EPC: Tbc

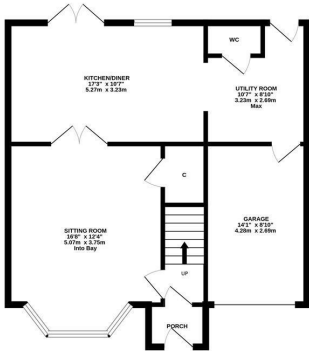
Offers Over £275,000



OUTDOOR BUILDING
20'4" x 10'0" (6.2m x 3.0m) approx.



GROUND FLOOR
681'0" x 111'0" (207.3m x 33.9m) approx.



FIRST FLOOR
527'0" x 141'0" (160.7m x 43.0m) approx.



TOTAL FLOOR AREA: 1418 sq.ft. (131.7 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. The 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 Metroplan 12/2026



IMPORTANT NOTE: These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

