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46 Winchester Walk
Woodlands Park, Wideopen



SANDERSON YOUNG
estate agents &
property consultants

Price Guide: £209,950



46 Winchester Walk, Woodlands Park, Wideopen, Newcastle upon Tyne NE13 6JP

SITUATION AND DESCRIPTION

A beautifully presented and extended, five bedroom house with a lovely west facing rear garden, and large gravel driveway leading to the garage/store. The property has been extended and converted by the previous owners, creating excellent family accommodation over two floors, and benefiting from gas central heating and double glazing.

The accommodation briefly comprises: hallway, living/dining room with French doors opening to the decked terrace, fitted kitchen, generous utility room and cloakroom/wc, five bedrooms, family bathroom/wc, gravel driveway for off street parking, garage/store, attractive rear west facing garden.

The family home is ideally positioned in Woodlands Park close to the local shops and amenities, including the nearby Primary School, Library and excellent public transport links to Gosforth and the City Centre, as well as the A1 trunk road for commuting throughout the region.

The property comprises:

ENTRANCE HALLWAY

With stairs to the first floor, laminate flooring, a radiator, built-in cloaks cupboard and UPVC window and door to the entrance.

LIVING ROOM/DINING ROOM

20' x 13'2 (6.10m x 4.01m) maximum narrowing to 10'7 (3.23m)

A lovely open plan living and dining space with a double glazed UPVC bay window to the front

elevation, gas living flame fire inset to the wall, ceiling coving, radiators and UPVC French doors to the rear garden.

A door leads from the living/dining room through to the kitchen.

KITCHEN

8' x 9'1 (2.44m x 2.77m)

The kitchen is fitted with a range of wood effect wall and base cabinets, with a stainless steel one and a half sink and drainer, plumbing for a dishwasher, gas hob with extractor hood over and an integrated oven. The kitchen has a shelved storage cupboard, inset spots to the ceiling, wood effect flooring, a radiator, double glazed window overlooking the rear garden and a door to the utility room.

UTILITY ROOM

8'6 x 10'2 (2.59m x 3.10m)

A good sized utility room, fitted with a range of wall cabinets and bench worktops, with plumbing for a washing machine, space for a tumble dryer, fridge and freezer. The utility room has wood effect flooring, a UPVC door and window to the rear garden and doors leading to the garage and cloakroom/wc.

CLOAKROOM/WC

With a close coupled wc and corner wall mounted basin.

A staircase leads to a first floor landing.

BEDROOM ONE

10'9 x 11'8 (3.28m x 3.56m) maximum inclusive of wardrobes

A lovely double bedroom with a double glazed



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UPVC bay window to the front elevation, fitted sliding door wardrobes, with shelving and hanging, and radiator set in to the bay.

BEDROOM TWO

8'9 x 12'3 (2.67m x 3.73m)

A double bedroom with a double glazed window to the rear, overlooking the garden, loft access and a radiator.

BEDROOM THREE/STUDY

7'5 x 8' (2.26m x 2.44m)

A single bedroom, currently used as a study, with double glazed window to the front and a radiator.

BEDROOM FOUR

8'6 x 11' (2.59m x 3.35m)

This bedroom has a double glazed window to the front elevation, space for free standing bedroom furniture and a radiator.

BEDROOM FIVE

11'3 x 8'6 (3.43m x 2.59m) minimum excluding alcove

A bedroom with a double glazed window overlooking the garden, a radiator and space for free standing bedroom furniture.

BATHROOM

7'5 x 6'5 (2.26m x 1.96m)

The family bathroom has a white suite comprising; bath with central taps and mains shower over, wall mounted basin, close coupled wc and neutral tiling. The bathroom has a double glazed window to the rear, a cupboard housing the gas boiler and a radiator.

EXTERNALLY

To the front of the property there is a garden with a planted border and beech hedge to both front and side boundaries, and a large gravel driveway providing off-street parking for two to three cars leading to the garage/store.

The lovely west facing rear garden has been landscaped with a central lawned area, gravel path, raised decked terrace leading from the dining room and planted borders with a timber fence to the boundary.

GARAGE/STORE

10'8 x 8'4 (3.25m x 2.54m)

A former garage which has been partially taken up by the introduction of the cloakroom/wc, with an up and over door, power and lighting.

SERVICES

The property has mains electricity, gas, water and drainage.

TENURE

Leasehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: C



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