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33 Haversham Close
South Gosforth



SANDERSON YOUNG
estate agents &
property consultants

Price Guide: £340,000



33 Haversham Close, South Gosforth, Newcastle upon Tyne NE7 7LR

SITUATION AND DESCRIPTION

A larger style, four bedroom detached property, which has been extended and reconfigured by the current owners throughout their 11 years at the property. Presented to a good standard, with UPVC double glazing and gas central heating, the property benefits from an en-suite to the master bedroom and fantastic conservatory to the rear.

The accommodation briefly comprises: entrance hallway, spacious living and dining room, kitchen/breakfast room, utility room, wc, conservatory, second reception room/bedroom five, four bedrooms to the first floor, master en-suite, family bathroom/wc, private lawned garden to rear, single garage, double driveway

The property comprises:

ENTRANCE HALLWAY

With radiator, UPVC window to the side elevation, security alarm panel and laminate wood flooring. Stairs lead to the first floor landing and a door leads to the living room/dining room.

LIVING ROOM/DINING ROOM

24'11 x 11'2 (7.59m x 3.40m)

A light and spacious front facing reception room which has been opened up to the rear and provides access in turn to the conservatory and kitchen/breakfast room. There is a UPVC bay window to the front elevation, ceiling coving and dado rail, laminate wood flooring and two radiators. There is a gas fire with decorative surround and door leading to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

12'1 x 9' (3.68m x 2.74m)

Fitted with wall and base units with roll top work surfaces incorporating a one and a half sink and drainer. There is an integrated oven, hob and extractor hood and space for dishwasher. There is an internal UPVC window to the conservatory, laminate wood flooring and splash back tiling.

A door leads to the utility room.

UTILITY ROOM

Fitted with a continuation of base units from the kitchen with roll top work surfaces incorporating space for a washer/dryer and fridge freezer. The central heating boiler is fitted to the wall and there is a UPVC door to the back garden and UPVC window to the side elevation.

A door leads to the wc.

WC

An under stairs wc fitted with close coupled wc and wash basin housed in a vanity unit. There is half tiling to the walls, radiator and laminate wood flooring.

From the living room double sliding doors lead to the conservatory.

CONSERVATORY

12'8 x 23' (3.86m x 7.01m) maximum

A fantastic size UPVC conservatory with polycarbonate roof with fan light, double doors leading to the garden and radiator.



Returning to the hallway a door leads to the sitting room/ground floor bedroom.

SITTING ROOM/GROUND FLOOR BEDROOM

15'6 x 8'6 (4.72m x 2.59m)

Currently used as a bedroom the conversion of a former garage provides versatile accommodation with UPVC bay window to the front elevation, radiator, ceiling coving and laminate wood flooring.

Returning to the hallway stairs lead to the first floor landing.

FIRST FLOOR LANDING

With loft ladder access and 3 pin strip solid wood flooring and a door leading to bedroom one.



Gosforth Office
95 High Street
Gosforth
Newcastle upon Tyne

t: 0191 2130033
f: 0191 2233538

Regional Lettings
95 High Street
Gosforth
Newcastle upon Tyne

t: 0191 2550808
f: 0191 2233538



Ponteland Office
Coates Institute
Main Street
Ponteland

t: 01661 823951
f: 01661 823111





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BEDROOM ONE

11' x 9' (3.35m x 2.74m) excluding wardrobes
The master double bedroom has a UPVC window to the rear elevation, radiator, dado rail, solid oak flooring and double sliding mirrored wardrobes with additional walkway leading to the en-suite shower room.



EN-SUITE SHOWER ROOM

Fitted with double shower cubicle, enclosed wc and wash basin with half tiling to the walls, laminate wood flooring and UPVC window to the side elevation.

BEDROOM TWO

9'11 x 8'9 (3.02m x 2.67m)
A second double bedroom with UPVC window to the front elevation, radiator, storage cupboard and solid oak flooring.



BEDROOM THREE

11'4 x 9'7 (3.45m x 2.92m)
With UPVC window to the front elevation, solid oak flooring, radiator and double sliding mirrored wardrobes.

BEDROOM FOUR

12'9 x 6'5 (3.89m x 1.96m)
Currently used as a study this bedroom has a UPVC window to the rear elevation, solid oak flooring and radiator.

BATHROOM/WC

Fitted with suite comprising bath with shower and glass screen, close coupled wc and wash hand pedestal basin. There is full tiling to the walls with laminate wood flooring, UPVC frosted window to the side elevation, two storage cupboards to the walls and chrome ladder radiator.

GARAGE

There is an integrated single garage with up and over door.

EXTERNALLY

To the front of the property is a double block paved driveway providing off-street parking with front lawned garden. There is a timber gate to the side of the property which in turn leads to a lovely side patio area with stone flagged patio and access from the conservatory.

There are steps up to the lawned rear garden which is extremely private with mature well stocked borders, conifer hedge and fenced boundary.

SERVICES

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

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: C



Alnwick Office
31-33 Bondgate Within
Alnwick
Northumberland

t: 01665 600170
f: 01665 606984



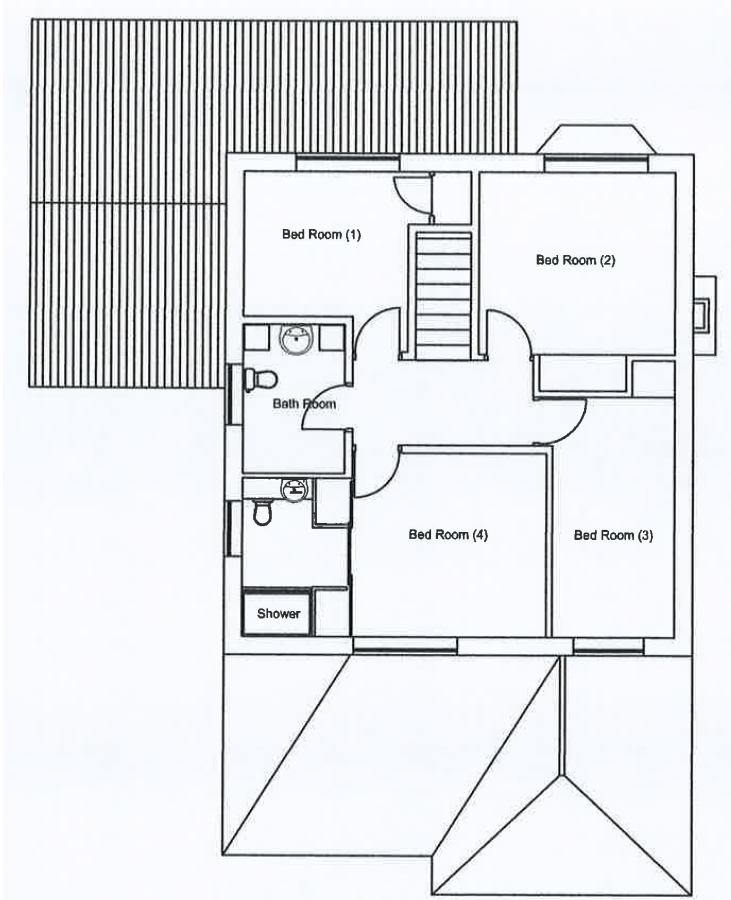
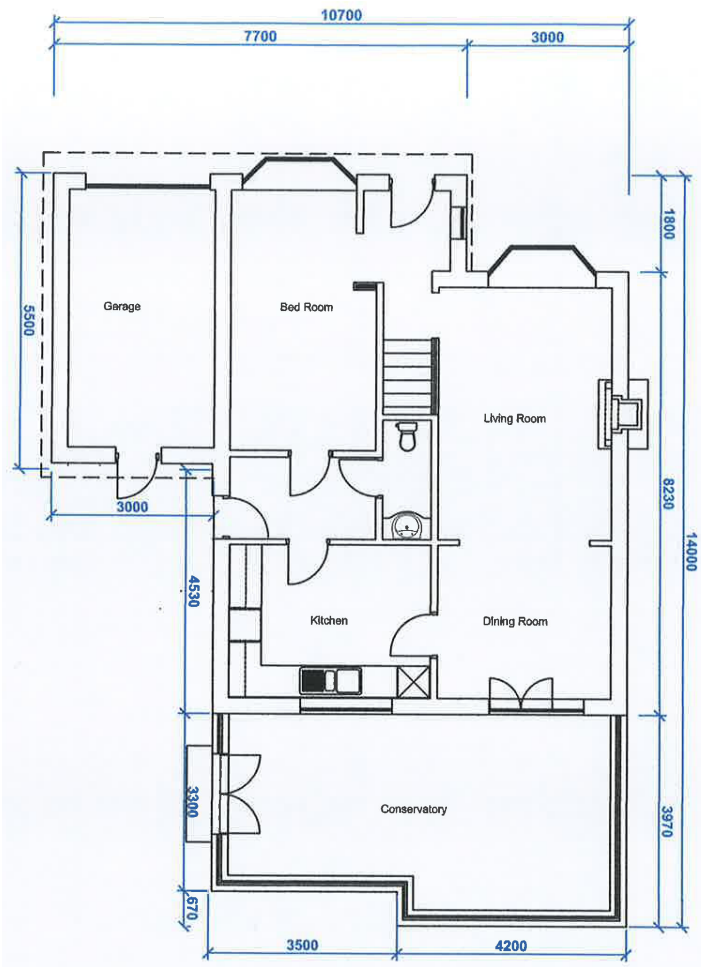
Regional Office
The Old Bank
30 High Street
Gosforth
Newcastle upon Tyne

t: 0191 2233500
f: 0191 2233505



Mayfair Office
Cashel House
15 Thayer Street
London
W1U 3JT

t: 0870 112 7099
f: 020 7467 5339





SANDERSON YOUNG
estate agents &
property consultants



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All enquiries please contact:

Gosforth Office

95 High Street | Gosforth | Newcastle upon Tyne | NE3 4AA

t: 0191 2130033

f: 0191 2233538

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