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**43 Nunwick Way**  
Haydon Grange



**SANDERSON YOUNG**  
estate agents &  
property consultants

Price Guide: £400,000



# 43 Nunwick Way, Haydon Grange, Newcastle upon Tyne NE7 7GB

## SITUATION AND DESCRIPTION

A substantial, double fronted four bedroom detached property, positioned on this corner site within the popular development of Haydon Grange. This excellent family home is beautifully presented and has the added benefit of a fantastic conservatory linking the dining and living rooms. To the first floor are four double bedrooms, two of which offer en-suite accommodation.

The accommodation briefly comprises: entrance hallway, cloakroom/wc, spacious living room, dining room, kitchen, conservatory, utility room, study, master bedroom with en-suite bathroom/wc, guest bedroom with en-suite shower room/wc, two further bedrooms, bathroom/wc, detached double garage, driveway, lawned rear garden

The property comprises:

## ENTRANCE HALLWAY

The central spacious reception hallway has stairs leading to the first floor landing with under stairs storage cupboard, ceiling coving, laminate wood flooring and radiator.

A door leads to the cloakroom/wc

## CLOAKROOM/WC

Fitted with close coupled wc and wall mounted wash basin. There is a frosted window to the side elevation, splash back tiling and flooring.

## LIVING ROOM

21'11 x 12'8 (6.68m x 3.86m)

The principal living area has a bay window to the front elevation, ceiling coving, wood flooring, decorative fire surround and radiator.

## DINING ROOM

11'5 x 9'11 (3.48m x 3.02m)

This formal dining room links with the kitchen and living room as well as having double doors to the conservatory. There is ceiling coving, wood flooring and radiator.

## KITCHEN

14'2 x 9'9 (4.32m x 2.97m)

The kitchen is fitted with contemporary wall and base units with roll top work surfaces incorporating a double sink and drainer. There is an integrated double oven, gas hob with extractor hood, fridge/freezer and dishwasher. The kitchen

has two windows to the rear elevation and a window to the side elevation, splash back tiling and flooring and radiator.



A door leads to the utility room.

## UTILITY ROOM

With a continuation of wall and base units from the kitchen with sink and drainer. There is tiled flooring, radiator, door leading to the side of the property and a boiler fitted to the wall. The utility room also has space and plumbing for a washing machine and tumble dryer.

## CONSERVATORY

23'4 x 12'10 (7.11m x 3.91m)

With two sets of double doors from the living room and dining room, this excellent sized conservatory is fully uPVC double glazed window double doors leading to the garden and electric wall heater.

## STUDY

8'11 x 8'2 (2.72m x 2.49m)

This ground floor study has corner fitted desk and desk and drawer units with wall cabinets, radiator and window to the front elevation.

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

## FIRST FLOOR LANDING

With loft access, radiator and window to the front elevation.



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### **BEDROOM ONE**

13' x 10'4 (3.96m x 3.15m)

The master double bedroom has two sets of double fitted wardrobes, two windows overlooking the rear garden and radiator.



### **EN-SUITE**

The excellent sized en-suite is fitted with bath, shower cubicle, wc and wash basin housed in a vanity unit. There is half tiling to the walls with tiled flooring, frosted window to the rear elevation, radiator and shaver point.

### **BEDROOM TWO**

12' x 9'9 (3.66m x 2.97m)

A second double bedroom with double fitted wardrobes, window overlooking the rear garden and radiator.

### **EN-SUITE SHOWER ROOM**

With shower, enclosed wc and wash basin housed in a vanity unit. There is half tiling to the walls and floor, radiator and frosted window to the rear elevation.

### **BEDROOM THREE**

10'8 x 9'5 (3.25m x 2.87m)

A guest double bedroom with two windows to the front elevation, radiator and double fitted wardrobes.

### **BEDROOM FOUR**

9'11 x 7'1 (3.02m x 2.16m)

With two windows to the front elevation, radiator and double fitted wardrobes.

### **BATHROOM**

The family bathroom is fitted with a bath shower attachment

and glass screen, enclosed wc and wash basin housed in a vanity unit. There is a frosted window to the side elevation, tiling to the bath area and splash backs and radiator.



### **EXTERNALLY**

To the front of the property is a lawned garden area with hedge boundary situated on this corner plot, as well as a driveway providing off-street parking, which in turn leads to the detached double garage.

There is a gate to the side of the property which leads to the rear garden, which is predominately laid to lawn with fence boundary and border planting with stone flagged patio area.

### **AGENTS NOTE**

This property also has planning in place for an extension to the ground floor, in order to link the detached garage with the property, with an additional second storey extension providing further bedroom accommodation. This is available to view on the Newcastle Planning website.

### **SERVICES**

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

### **TENURE**

Freehold

### **FLOOD RISK**

Please see website [www.environment-agency.uk](http://www.environment-agency.uk)

### **COUNCIL TAX**

Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

### **ENERGY PERFORMANCE RATING**

Grade: C



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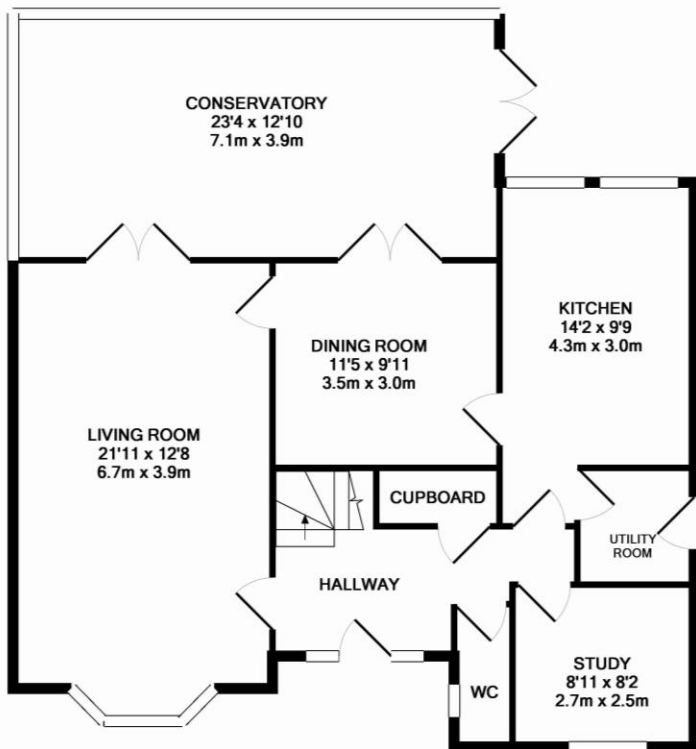
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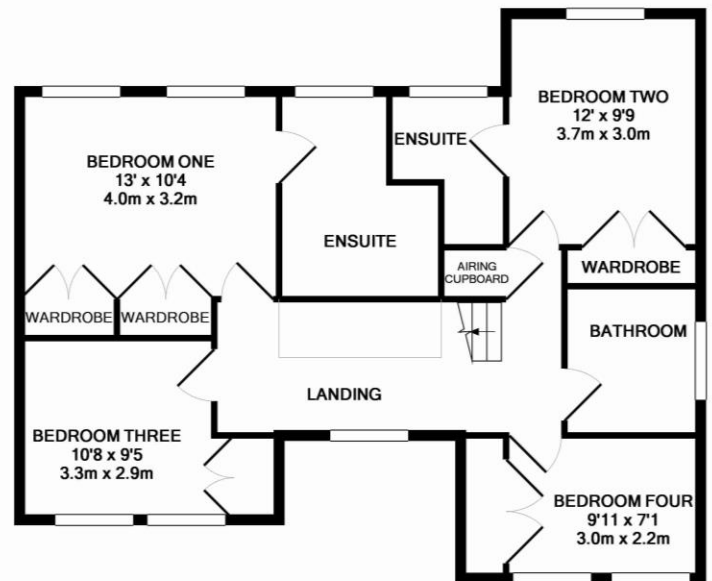


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GROUND FLOOR  
 APPROX. FLOOR  
 AREA 1121 SQ.FT.  
 (104.2 SQ.M.)

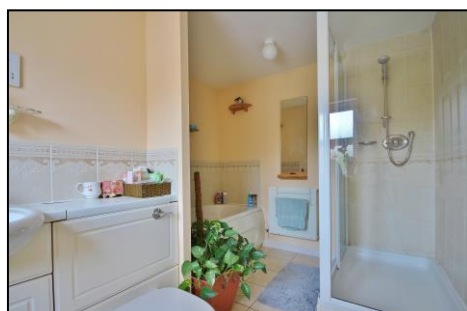


1ST FLOOR  
 APPROX. FLOOR  
 AREA 781 SQ.FT.  
 (72.6 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1903 SQ.FT. (176.8 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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