



THE PADDOCK, WALBOTTLE

- Detached family home
- Four bedrooms
- Cloakroom/w.c
- Lounge and Dining room
- Conservatory
- Modern fitted kitchen
- Utility room
- Bathroom/w.c
- Gardens to the front and rear
- Double garage
- Internal viewing is highly recommended

£280,000

**ROOK
MATTHEWS
SAYER**

120 The Roman Way
West Denton
Newcastle upon Tyne
NE5 5AD

Professional Property People



Tel: 0191 2671031

Fax: 0191 2640937

www.rookmatthewssayer.co.uk

The Paddock, Walbottle, Newcastle upon Tyne, NE15 8JG

We are extremely pleased to bring to the market this well presented family home situated on The Paddock, Walbottle. This executive style home located in a mainly residential area is popular with a range of buyers as there is access to major transport routes, schools and local amenities available. The property internally comprises; an entrance porch and hall, cloakroom/wc, and three reception rooms including the conservatory. The breakfasting kitchen has integrated appliances and cooking facilities, utility room, the first floor offers four bedrooms and there is a family bathroom/wc. Externally there are front and rear gardens, a drive to the front leading to the double garage. Rook Matthews Sayer would recommend an early viewing to appreciate the location and accommodation on offer.

ENTRANCE PORCH

With double glazed windows, central heating radiator and wood flooring.

HALL

With stairs up to the first floor, telephone point, central heating radiator, under stairs storage cupboard and coving to ceiling.

CLOAKROOM/W.C

Fitted with a low level w.c, wall mounted wash hand basin, central heating radiator, laminate flooring and a double glazed window to the side.

LOUNGE 19'8 x 12'7 (5.99m x 3.84m)

With a double glazed window to the front, two central heating radiators, television & telephone points and coving to ceiling.

DINING ROOM 13'8 x 11'9 (4.17m x 3.53m)

With double glazed French doors to the rear, coving to ceiling and a central heating radiator.

CONSERVATORY

With a central heating radiator and double doors to the rear garden.

BREAKFASTING KITCHEN 15'4 x 11'9 (Including fitted units) (4.67m x 3.58m)

Fitted with a range of wall and base units with work surfaces over, splash back tiles, fitted gas hob with stainless steel splash back and extractor hood over, integrated dishwasher and fridge, 1 1/2 stainless steel sink with mixer tap and drainer, fitted oven, double glazed window to the rear, Kardean flooring and a central heating radiator.

UTILITY ROOM 14'5 x 5'6 (4.39m x 1.68m)

Fitted with a wall and base units with work surfaces over, stainless steel sink with drainer, plumbing for an automatic washing machine, central heating radiator, vented for dryer, double glazed window and door to rear, door to garage, central heating boiler and Kardean flooring.

LANDING

With a double glazed window to the side, central heating radiator, loft access and airing cupboard.

MASTER BEDROOM 14'0 x 12'9 (4.27m x 3.89m)

With a double glazed window to the front, central heating radiator, coving to ceiling and fitted wardrobes.

BEDROOM TWO 13'0 x 11'7 (3.96m x 3.53m)

With a double glazed window to the rear, central heating radiator and coving to ceiling.

BEDROOM THREE 14'0 x 9'8 (4.27m x 2.95m)

With a double glazed window to the rear and a central heating radiator, coving to ceiling.

BEDROOM FOUR 8'5 x 7'4 (2.57m x 2.24m)

With a double glazed window to the rear and a central heating radiator.

BATHROOM/W.C

Fitted with a four piece white coloured bathroom suite comprising bath, pedestal wash hand basin, low level w.c, shower cubicle, part tiled walls, shaver point, double glazed window to the rear and tiled flooring.

EXTERNALLY

FRONT GARDEN

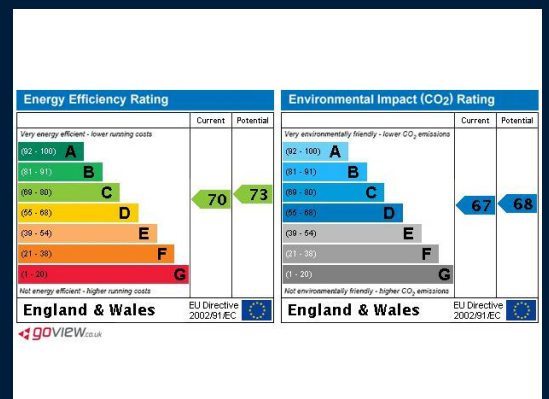
There is a front block paved drive with lawned garden to side and side access.

REAR GARDEN

There is an enclosed lawned garden with paved patio and outside tap.

GARAGE

Electric door.



R107 Ravensworth 01670 713330

REF:-CS/WD1247/19.05.2010/ED

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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