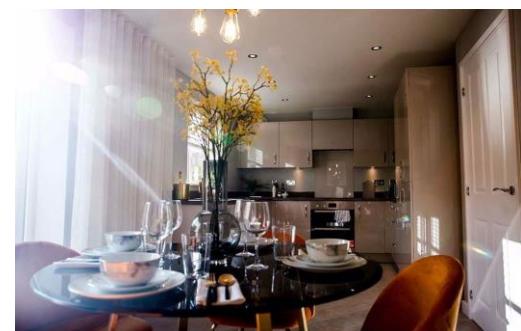




Sycamore Road, High View,, Blaydon, NE21 5AW

NEW BUILD HOME!!! Living Local is delighted to welcome to the market this wonderful new build home on the newly developed Sycamore Road, within the High View Estate, Blaydon. With its attached integral garage, to the ground floor there is an entrance porch, spacious lounge, W/C and open plan family focused kitchen/diner with French doors to the enclosed garden ideal for entertaining. To the first floor there are three double bedrooms and main family bathroom. The master boasting extra luxury having its own en-suite. This is a property simply not to be missed out on! Get in touch with Living Local today and take your first step to finding your new home. Awaiting EPC.



NEW BUILD DETACHED FAMILY HOME

Three Bedrooms

Garage & Driveway

*Ten Year Structural Warranty

*Two Year Fixture and Fittings Warranty

Awaiting EPC

£247,995

Lounge 14' 6" x 11' 3" (4.43m x 3.43m) Max

Kitchen Area 9' 5" x 8' 10" (2.86m x 2.70m) Max

Dining Area 11' 7" x 8' 9" (3.54m x 2.66m) Max

W/C 5' 1" x 3' 5" (1.55m x 1.04m) Max

Garage

Bedroom 1 11' 3" x 10' 10" (3.43m x 3.29m) Max

En-Suite 5' 5" x 4' 7" (1.66m x 1.40m) Max

Bedroom 2 11' 3" x 9' 3" (3.44m x 2.81m) Max

Family Bathroom 9' 0" x 6' 9" (2.75m x 2.05m) Max

Bedroom 3 11' 0" x 9' 5" (3.36m x 2.86m) Max

Externally

Externally there is an attached garage with integral access to the house, a small lawned garden area to the front and enclosed garden to the rear ideal for entertaining!

Additional Information

This is a freehold property. There is an annual estate management fee of £77.31. Awaiting EPC. Council Tax Band TBC/released by local authority. *Please Note with relation to warranties: 10-year structural warranty - first 2 years with Keepmoat, further 8 years with NHBC. 2-year fixtures and fittings warranty with Keepmoat. ***Please inquire with the developer with relation to the £5,000 cash back offer for further detail.***

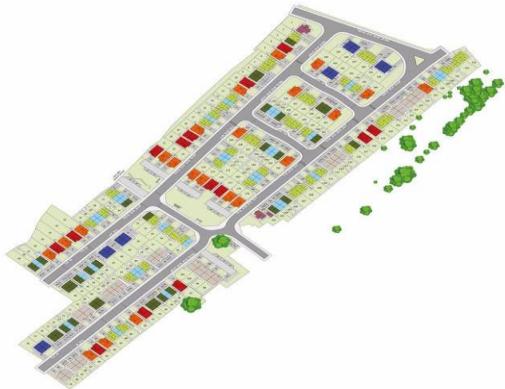
Important Note To Purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.



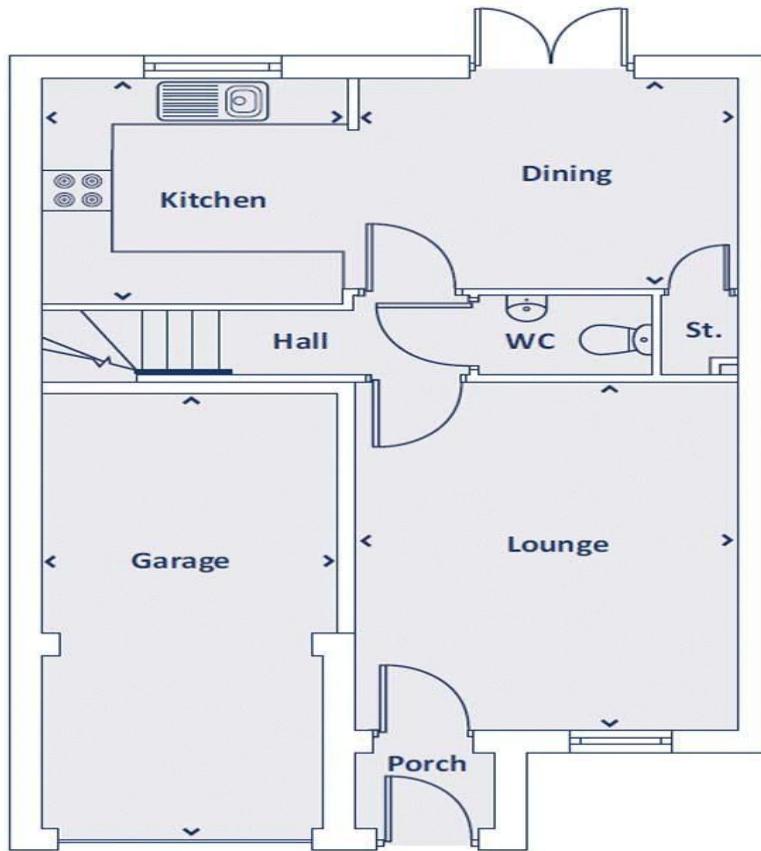
	The Halstead
	2 bedroom home
	The Kendal
	3 bedroom home
	The Caddington
	3 bedroom home
	The Windsor
	3 bedroom home
	The Barnburgh
	3 bedroom home
	The Redwood
	3 bedroom home
	The Elm
	4 bedroom home
	Affordable Homes

N



EPC Graph (full EPC available on request)

Floorplan



For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

WE WIN AWARDS year-after-year and are currently ranked in the top 5% for lettings in the country!

Lorraine Valuer & Negotiator



Emma Owner & Managing Director



Louise
Sales & Lettings Negotiator



Laura
Sales & Lettings Negotiator



Brooke
Lettings
Co-ordinator

