



Nunns Way, Blaydon, Tyne And Wear, NE21 4FS

Beautifully presented four bedroom detached family home on the popular Stella Riverside Development. The property briefly comprises of entrance hall, lounge, kitchen/dining room, and W/C to the ground floor. To the first floor there are four bedrooms, the master benefitting from an en-suite, in addition to a signature white suite family bathroom. Externally there is a driveway to the side, leading to detached garage, currently converted into a gym space and storage area. As well as a lovely low maintenance rear garden. A viewing is highly recommended to appreciate all this beautiful home has to offer. EPC Rating C.



*****Beautifully Presented Home!*****

Garage & Driveway

Detached

Garden

Four Bedrooms

EPC Rating C

£265,000

Lounge 22' 1" x 10' 3" (6.74m x 3.13m)

The lounge features dual aspect outlook to the rear garden and quiet cul de sac to the front. The lounge also benefits from patio door access, making this ideal for entertaining!

Kitchen/Diner 22' 8" x 16' 6" (6.90m x 5.04m) Max

An open plan 'L' shaped kitchen/diner with access to the garden and white suite W/C.

W/C 5' 11" x 3' 0" (1.80m x 0.92m)

Features W/C and Wash Basin.

Bedroom 1 12' 8" x 9' 11" (3.85m x 3.01m) Max**En-Suite 6' 2" x 5' 9" (1.87m x 1.76m)**

Features a white suite walk in shower, W/C and wash basin.

Bedroom 2 13' 2" x 9' 2" (4.02m x 2.80m)**Bedroom 3 10' 8" x 9' 8" (3.24m x 2.94m) Max****Bedroom 4 12' 3" x 7' 2" (3.74m x 2.19m) Max****Family Bathroom 6' 8" x 6' 3" (2.03m x 1.90m)**

The signature white suite bathroom benefits from W/C, Wash basin and beautiful free standing bath.

Gym 10' 9" x 10' 0" (3.28m x 3.04m)

Access via lockable side door, benefiting from power and lighting.

Garage Storage 11' 5" x 7' 1" (3.47m x 2.16m)

The remaining section of the garage is currently being utilised for storage and accessed via a garage shutter door.

Externally

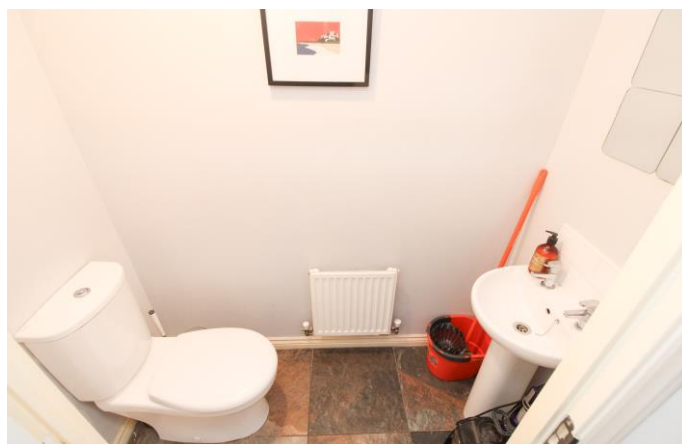
Externally there is a spacious lawn and patio garden to the rear ideal for entertaining. Detached garage accessed to the rear which has been converted into part gym area with power/ lighting and part storage accessed from the front shutter door.

Additional Information

EPC Rating C. Council tax band D. We understand this property is freehold. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

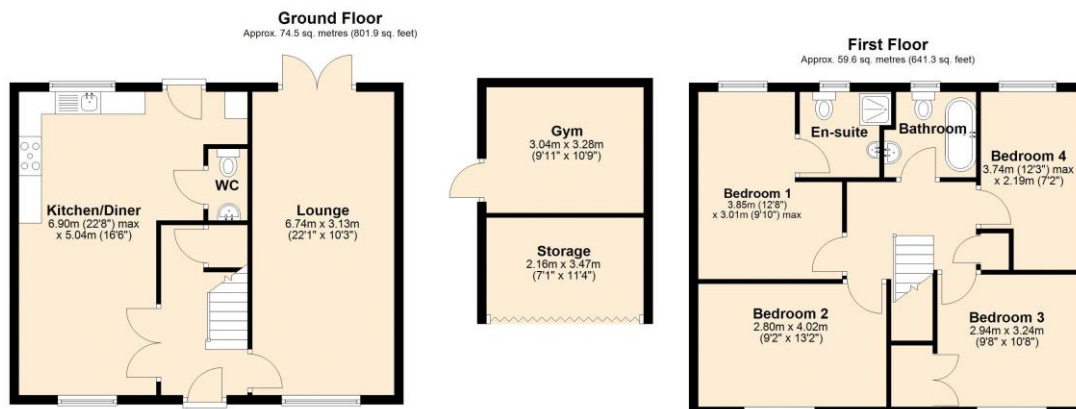
Important Note To Purchasers

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.





Floorplan



Total area: approx. 134.1 sq. metres (1443.2 sq. feet)

EPC Graph (full EPC available on request)



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