



Pickering Drive, Blaydon, Tyne and Wear, NE21 5GB

Impressive four bedroom detached family home in a pleasant position with a great garden plot on the ever popular High View Estate in Blaydon. In brief, the property comprises of lounge, dining room, kitchen, utility room, storage area and W/C to the ground floor. To the first floor there are four well proportioned bedrooms, the master having an en-suite wet room, and a modern style family bathroom. The property benefits from a large rear garden and a driveway for multiple vehicles. Additional visitor parking available close by. Early viewing essential to appreciate all this lovely property has to offer. EPC Rating C.



Detached Family Home

Four Bedrooms

En-Suite Wet Room

Beautifully Presented

Gardens and Driveway

EPC Rating C

£269,500

Lounge 15' 7" x 11' 9" (4.74m x 3.59m)

French doors leading to enclosed rear garden with decked seating area.

Dining Room 9' 6" x 8' 9" (2.89m x 2.67m)

Storage cupboard.

Utility Room 11' 1" x 8' 3" (3.37m x 2.51m) max

Formerly the garage, this utility room has a range of cupboards for storage and plumbing for washing machine and tumble dryer (not included). The front section of the garage still remains for storage.

Ground Floor W/C 5' 1" x 2' 11" (1.56m x 0.90m)

W/C, wash basin.

Kitchen 13' 8" x 9' 2" (4.17m x 2.79m)

Fitted with a range of modern style wall and base units, built in oven/hob and fridge/freezer. Side door to access rear garden.

Master bedroom 13' 11" x 12' 2" (4.24m x 3.70m) max L Shaped Room

Built in wardrobes and dressing table. En-suite wet room.

En-suite 7' 5" x 4' 10" (2.26m x 1.48m) max

Fully tiled wet room with waterfall style shower, W/C and wash basin.

Bedroom 2 7' 4" x 8' 10" (2.24m x 2.70m)**Bedroom 3** 10' 9" x 9' 6" (3.28m x 2.90m) max**Bedroom 4** 10' 2" x 8' 0" (3.10m x 2.43m) max**Family Bathroom** 7' 1" x 6' 5" (2.15m x 1.95m)

Fully tiled, stand alone bath with waterfall style freestanding tap, W/C and wash basin.

Externally

Block paved driveway to the front for multiple vehicles. Visitor parking available close by. Enclosed garden to the rear with lawn and gravel sections. Two decked seating areas.

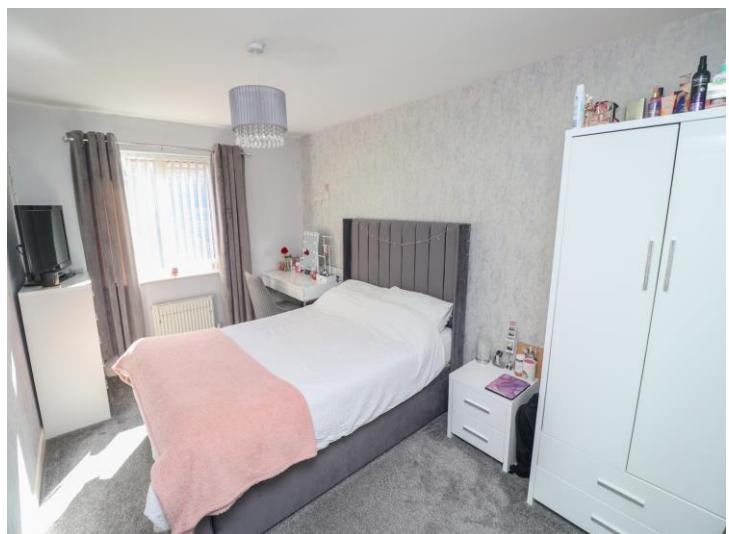
Additional information

This property is freehold. Council tax band C.

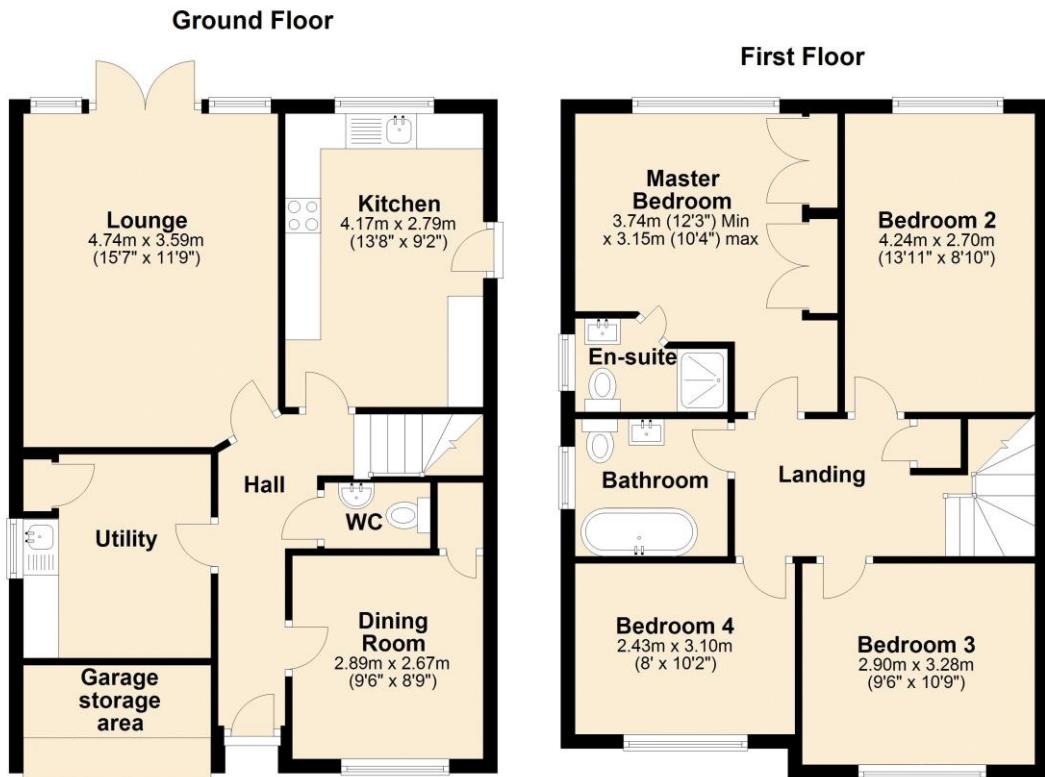
Important note to purchasers

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.

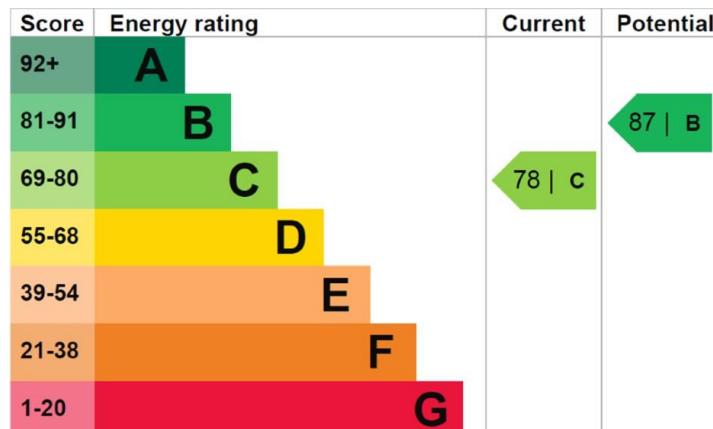




Floorplan



EPC Graph (full EPC available on request)



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