



## 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**

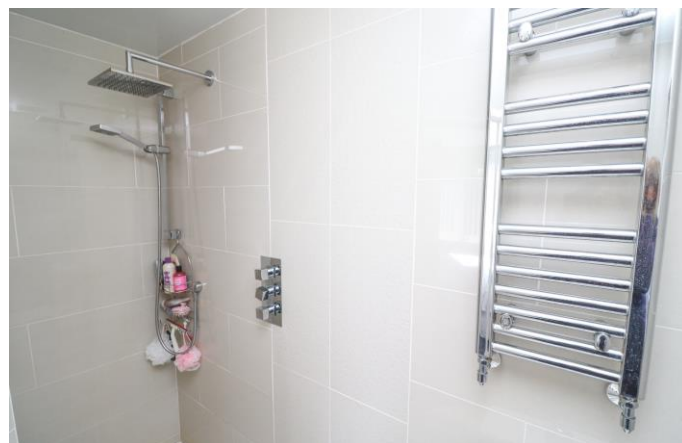
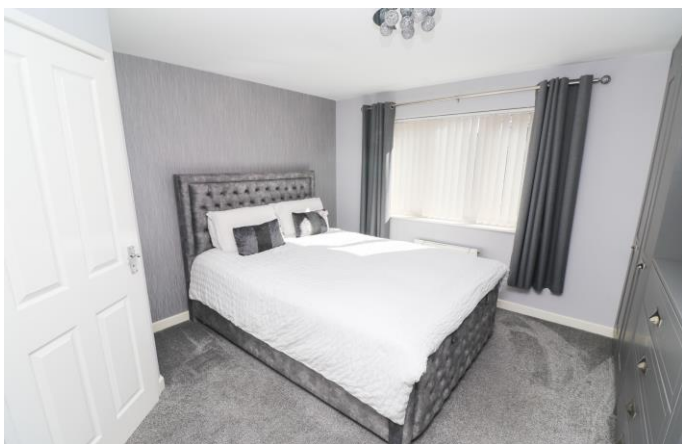
Block paved driveway to the front for multiple vehicles. Visitor parking available close by. Enclosed garden to the rear with lawn and gravel sections. Two decked seating areas.

**Additional information**

This property is freehold. Council tax band C.

**Important note to purchasers**

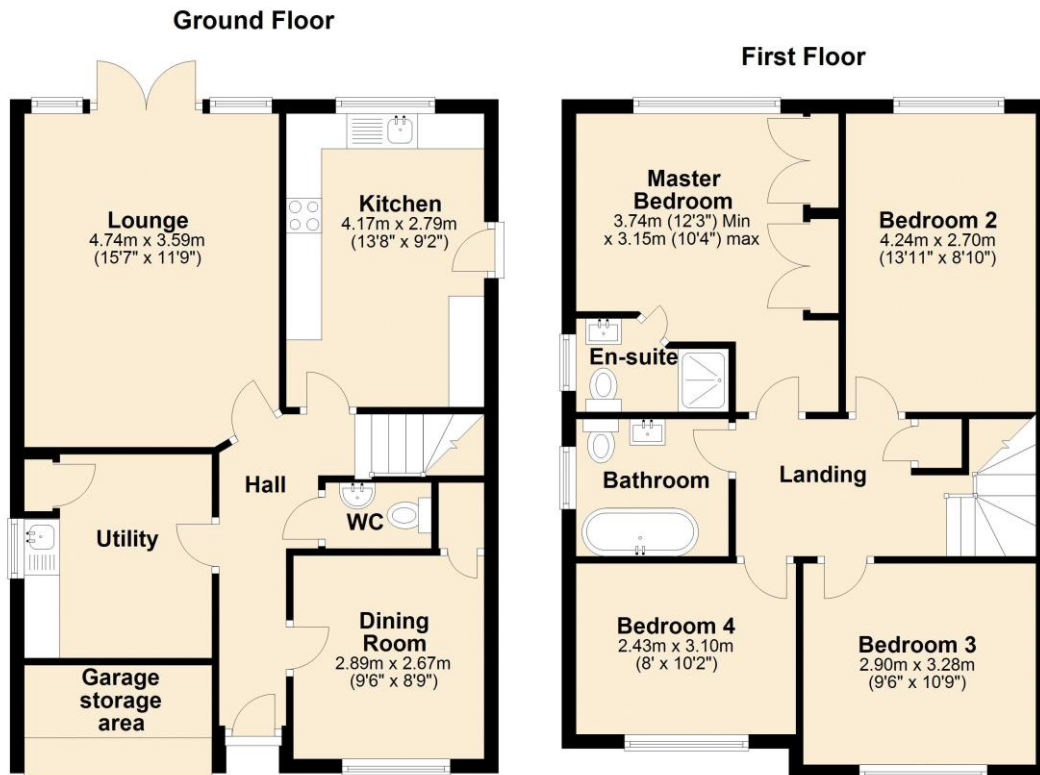
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services,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



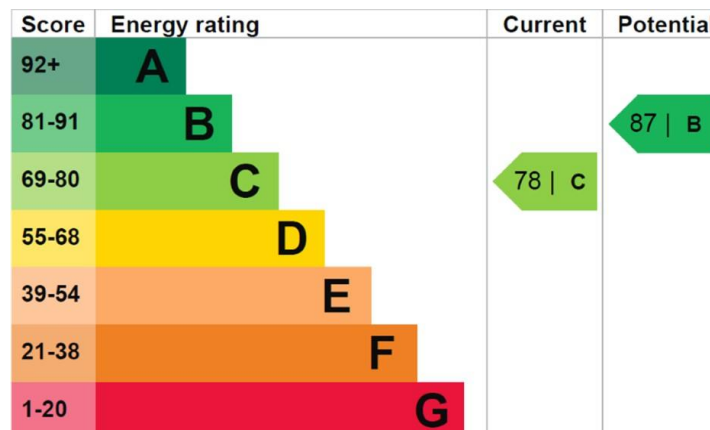




# Floorplan



## EPC Graph (full EPC available on request)



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