



The Willows, 30

Woolsington Park South, Newcastle Upon Tyne



The Willows, 30, Woolsington Park South, Newcastle Upon Tyne, NE13 8BJ

Highly Impressive & Substantial Detached Family Home Situated on this Secluded & Prestigious Road, Boasting Two Reception Rooms, Fantastic Open Plan Kitchen/Diner & Family Room, Study, Garden Room, Five Bedrooms, Three Ensuites & Family Bathroom, Stunning Gardens, Garage Store, Parking for Multiple Vehicles & No Onward Chain!

Situated on a magnificent mature garden plot of circa 0.67 acres, is this stunning detached family residence. The Willows is ideally located on Woolsington Park South within the highly sought after village of Woolsington, which is situated on the outskirts of Newcastle City Centre, close to the A1 and offering good accessibility to Newcastle International Airport.

The property is also close to Ponteland Village with its shops, cafes, restaurants and public houses, as well as the shops, amenities and transport links of Kingston Park. Callerton Metro Station is only a short walk away offering easy access into Newcastle City Centre and beyond.

Boasting in excess of 4146 sq.ft, the internal accommodation comprises: Entrance hallway with staircase leading up to the first floor | Substantial living room with triple aspect views and stunning Inglenook fireplace | Garden room | Generous dining room with feature fireplace | Useful study/snug overlooking the front garden | Stunning open plan kitchen, dining & living room with lovely views over the gardens. The kitchen has been extended in more recent years and now boasts a large central island, modern cabinetry and worktops, and also offers a range of integrated appliances throughout | Separate utility room with integral access into the garage | Downstairs WC & cloaks cupboard





The staircase then leads up to the first floor landing and gives access onto five bedrooms | The principal bedroom is generous in size with excellent living space, bespoke cabinetry and large dressing area with fitted wardrobes | A luxury, refitted ensuite shower room with three piece suite including walk in shower | Bedroom two is a generous size and has a dressing room and an ensuite bathroom | Bedroom three is also a generous size and has fitted wardrobes | Bedrooms four and five are smaller with bedroom five having an ensuite | Family bathroom with a four piece suite.

Externally, The Willows offers a sweeping driveway leading to the front of the property with parking for several vehicles, as well as access into the attached garage with electric roller door | The property sits on a significant 0.67 acre plot with beautifully landscaped gardens wrapping around the entirety of the property | The westerly aspect is laid predominantly to lawn with hedged borders offering a great degree of privacy | The rear garden offers a recently relandscaped paved patio area with BBQ to enjoy the sun in the warmer months | An additional detached garage store is accessed at the rear of the property.

Beautifully presented throughout and offered to the market with no onward chain, this superb, detached family home demands an internal inspection to fully appreciate the size and quality of accommodation and site on offer.

Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band G | Energy Performance Certification: Rating D

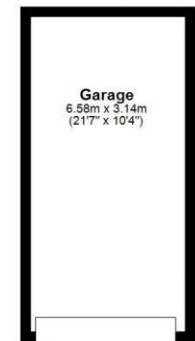
Price Guide: Offers Over £1,300,000



Ground Floor
Approx. 229.3 sq. metres (2468.7 sq. feet)



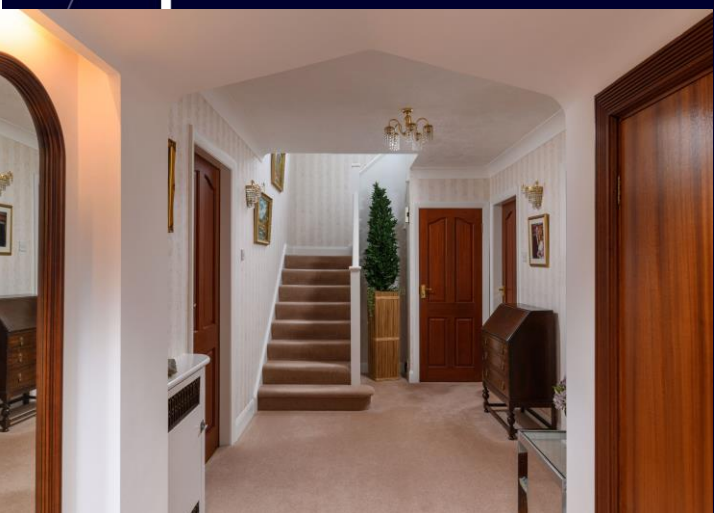
Detached Garage
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages: approx. 20.7 sq. metres (222.4 sq. feet)



First Floor
Approx. 155.9 sq. metres (1677.9 sq. feet)



Main area: Approx. 385.2 sq. metres (4146.6 sq. feet)
Plus garages: approx. 20.7 sq. metres (222.4 sq. feet)



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From Sanderson Young

Sanderson Young rare! Office
95 High Street | Gosforth
Newcastle upon Tyne | NE3 4AA
rare@sandersonyoung.co.uk
0191 223 3500