



rare!
From Sanderson Young



44 Cornmoor Road
Whickham



This impressive 1920's detached family home has been highly regarded throughout the history of Cornmoor Road, Whickham. The property, which was purchased by the current owner back in 2017, offers a wonderful garden plot, which extends to approximately 0.49 acres, and is perfectly placed to offer direct access into Whickham village with its shops, cafes and amenities. The property is also ideally situated to provide easy access into Newcastle City Centre, the A1 and is only 20 minutes from Newcastle Airport.

The house itself occupies a fantastic and rare site, with beautiful landscaped rear gardens which are a main focal point of the property and are ideal for those wishing to entertain. The rear of the property is attractively landscaped with a beautiful pond, lawn, summer house, all-weather tennis court and mature trees. The gardens offer paved surroundings and a raised decked area with double doors leading to the games room. Set back from the road behind secure electronic entrance gates, the landscaped front garden also offers a large driveway with off street parking for several vehicles, turning circle and access to the integral double garage.

The previous owners had sympathetically modernised the existing building by keeping many of the original features, such as windows, flooring and fireplaces whilst creating additional living space through a second storey extension above the garage and an exceptional single storey extension to the rear. The rear extension has created an ideal living/dining area with an attractive feature fire and views over the gardens. This leads on to a TV room with doors opening to the shower room.

The internal accommodation comprises: Porch | Entrance hall with parquet flooring | Ground floor study/snug | Drawing room with walk-in bay window, feature fireplace, dual aspect and doors leading to the rear terrace and gardens | Kitchen with stylish cabinetry, integrated appliances, breakfast table and door to garage | Lounge/diner with fireplace and doors leading to both the rear gardens and games/family room | Family room with doors leading to the rear terrace and gardens and also back through to the integral garage and shower room

The stairs then lead to the first floor landing with a large stained glass window to the western elevation flooding the area with natural light and then onto four bedrooms | Bedroom one, which is a comfortable double, with en-suite shower room | Bedroom two is another comfortable double room | Bedroom three is a further double room | Bedroom four is a single/children's room | The landing then gives access to a large family bathroom with five piece suite

Externally, to the front of the property electronic gates open to landscaped gardens, with a hard standing area with turning circle and parking for several vehicles. The rear of the property is beautifully landscaped and surrounded by mature trees. There is a large decked outdoor seating area with LED lighting with a paved area, pond with water feature, a summer house and an all-weather tennis court. The mature gardens offer a great place to relax, entertain and spend time with the family.





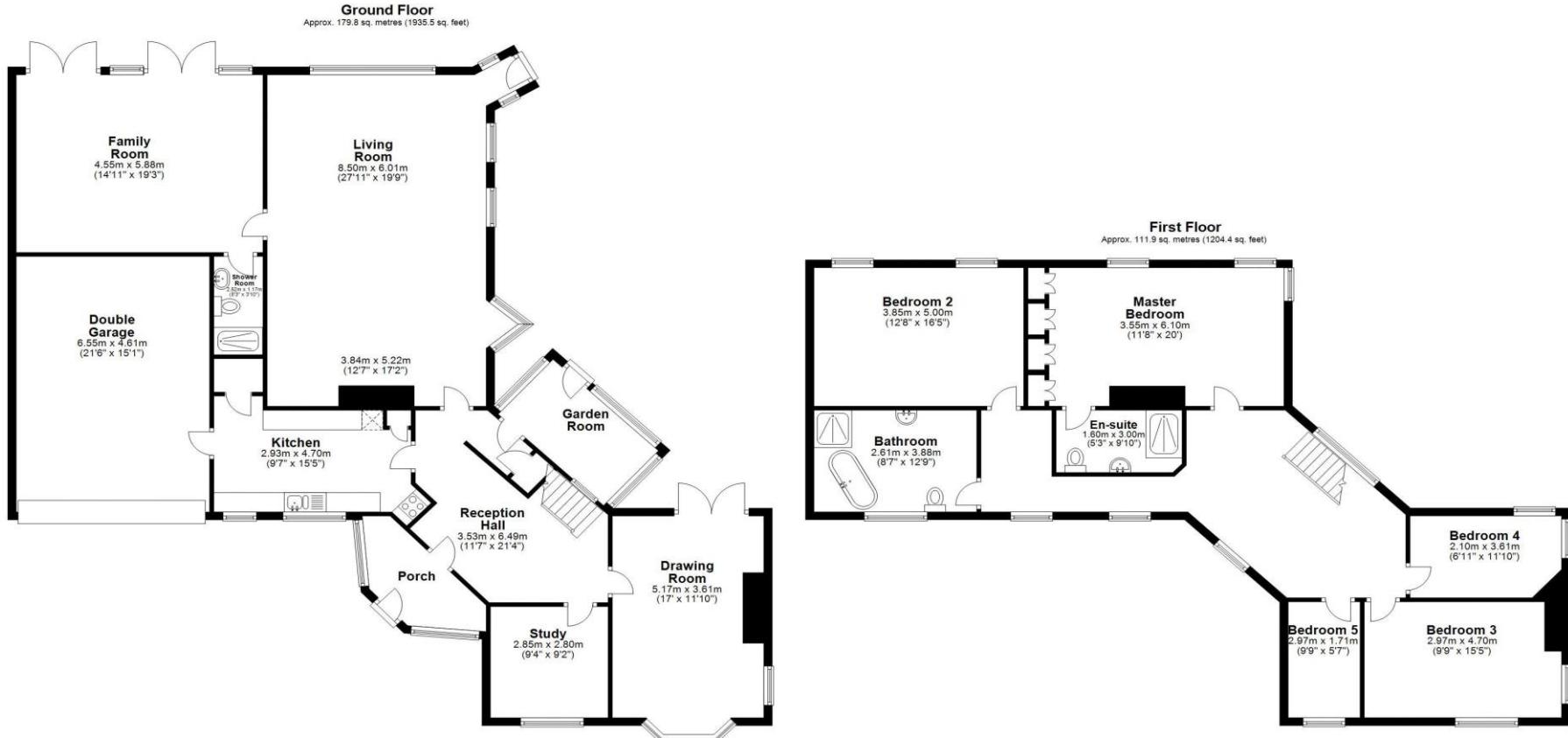














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