

# heywoods



**Brent Close**

Newcastle, ST5 2GD

**£270,000**





- Ideal Family Home
- Detached Property
- Well Proportioned Accommodation
- Spacious Lounge & Dining Kitchen
- Garage Conversion
- Four Bedrooms & Ensuite
- Family Bathroom
- Enclosed Rear Garden

### The Accommodation:

**ENTRANCE HALL** Single radiator, stairs to first floor landing, doors to:

**LOUNGE** 15' 8" x 10' 11" (4.80m x 3.35m) Coving to ceiling, wooden flooring throughout, single radiator, double glazed window to front, door to:

**DINING KITCHEN** 10' 4" x 18' 5" (3.16m x 5.62m) Fitted with a matching range of base and eye level units with roll top worksurface over, built in gas hob and electric oven with extractor fan over, plumbing for dishwasher, understairs storage, radiator, double glazed window and French doors to rear garden.

**UTILITY ROOM** 7' 1" x 5' 2" (2.16m x 1.60m) Plumbing for automatic washing machine, wall mounted boiler, single radiator.

**DOWNSTAIRS WC** 3' 0" x 5' 3" (0.92m x 1.61m) Close coupled WC, pedestal wash hand basin, double glazed window to rear.

**FAMILY ROOM** 15' 8" x 8' 9" (4.80m x 2.67m) Double glazed window to front.

**LANDING** Access to loft, airing cupboard housing hot water tank and linen shelving, doors to:

**MASTER BEDROOM** 13' 1" x 12' 2" (3.99m x 3.72m exc wardrobe) Built in wardrobe, single radiator, double glazed window to front. Door to:

**ENSUITE** 6' 0" x 5' 0" (1.83m x 1.53m min) Close coupled WC, pedestal wash hand basin, tiled walk in shower cubicle, tiled surround, double glazed window to side.

**BEDROOM** 11' 7" x 9' 3" (3.54m x 2.82m) Single radiator, double glazed window to front.

**BEDROOM** 10' 2" x 8' 9" (3.12m x 2.67m) Single radiator, double glazed window to rear.

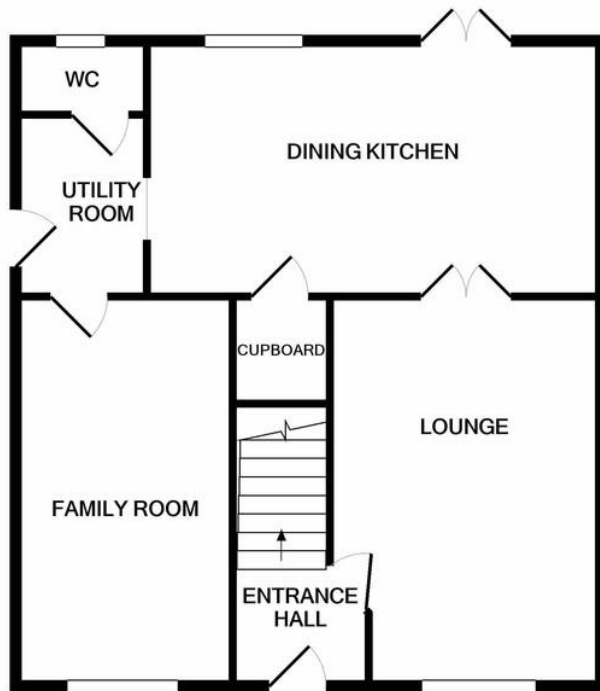
**BEDROOM** 9' 5" x 7' 10" (2.88m x 2.40m) Laminate flooring, single radiator, double glazed window to rear.

**BATHROOM** 5' 6" x 6' 9" (1.69m x 2.08m) Suite comprising close coupled WC, pedestal wash hand basin and panelled bath with wall mounted shower over, tiled surround, double glazed window to rear.

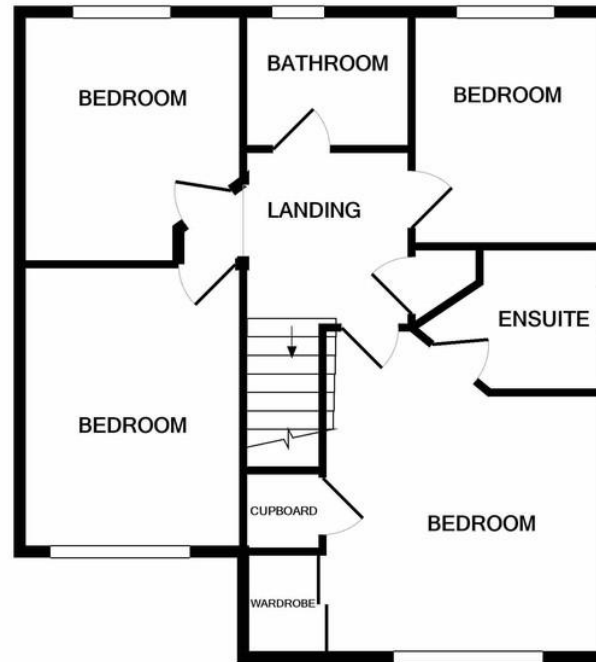
**REAR GARDEN** Mainly laid to lawn, enclosed by wood panelled fencing.





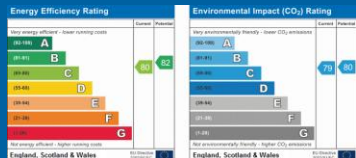


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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