



Woodlands Park Drive, Blaydon, Tyne And Wear, NE21 5PQ

*****CHAIN FREE***** Living Local is delighted to welcome to the market this rare, spacious detached family home on Woodlands Park Drive, Blaydon. This fantastic property boasts a generous living area with patio door access, to a lovely rear garden. Separate galley style kitchen and utility room with unique archway dining space and downstairs W/C. To the first floor there is four good sized bedrooms, the master having its own en-suite, main family bathroom with large storage room off-shot, and home office with sky light. Externally this home packed with promise features a double garage and driveway with curb appeal lawn garden to the front and a stunning landscaped enclosed garden to the rear ideal for entertaining. While in need of modernisation this will be a truly special home for someone looking to make Blaydon home. Available for viewing now, not to be missed out on! Awaiting EPC.

*****CHAIN FREE*****

Detached Family Home

Four Bedrooms & Office Room

Garage & Driveway

Lovely Garden

Awaiting EPC

£400,000

Lounge/Diner 24' 11" x 19' 7" (7.60m x 5.98m) Max

This generous living space has large glass windows with pleasant outlooks and patio door access to the rear garden.

Kitchen/Diner 14' 1" x 8' 10" (4.28m x 2.70m) Max

Kitchen with a range of wall and base units, with space for free standing oven/hob. There is also a lovely archway dining nook.

Utility room 16' 0" x 8' 10" (4.87m x 2.70m) Max

A range of wall, base units and bench space along with areas for white goods. There is also access afforded to the enclosed rear garden and integral access to the double garage.

W/C 6' 2" x 4' 0" (1.87m x 1.23m)

Features W/C and Wash basin.

Bedroom 1 13' 0" x 13' 0" (3.97m x 3.96m) Max

Benefiting from its own en-suite the main bedroom hosts a pleasant outlook over the rear garden and surrounding area, along with built in wardrobes for additional storage.

En-Suite 9' 9" x 8' 0" (2.98m x 2.44m)

Features white suite walk in shower, w/c, bidet and wash basin.

Bedroom 2 12' 11" x 12' 10" (3.94m x 3.92m) Max

Bedroom 3 16' 0" x 10' 5" (4.87m x 3.18m) Max

Family Bathroom 8' 11" x 8' 1" (2.72m x 2.46m)

Access to the spacious built in storage area. Along with white suite bath, separate shower, w/c and wash basin.

Storage 8' 1" x 7' 7" (2.46m x 2.31m)

An off shot room from the main bathroom currently used for storage.

Bedroom 4 12' 9" x 8' 11" (3.88m x 2.72m) Max

Over stairs cupboard for storage.

Office 12' 3" x 7' 1" (3.73m x 2.16m) Max

This is a sloped room with a sky light window currently used as a craft room.

Garage 17' 4" x 16' 0" (5.29m x 4.87m) Max

A double garage and driveway features roller shutter entry way, lighting and power, and doorway access to the to house via the utility room.

Externally

Double garage and driveway to the side of the property. Curb appeal lawn garden to the front and generous landscaped garden to the rear.

Additional Information

This is a freehold property. Council Tax Band F. Awaiting EPC.

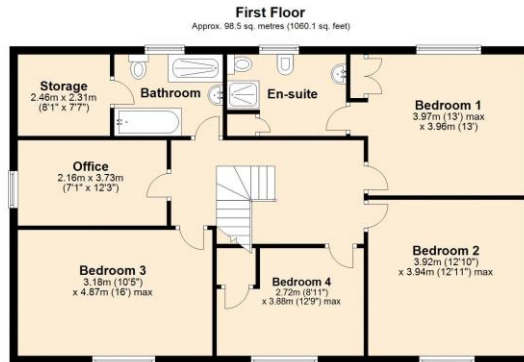
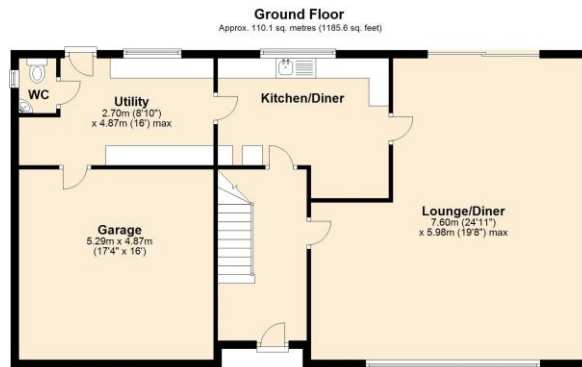
Important Note To Purchasers

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



Total area: approx. 208.6 sq. metres (2245.8 sq. feet)

EPC Graph (full EPC available on request)

For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

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