heywoods

Camborne Crescent

Westlands, Newcastle, ST5 3NG

£445,000

- **Impressive Detached Residence**
- **Extended Family Home**
- **Desirable Location**
- **Three Reception Rooms**
- **Family Kitchen & Utility**
- **Four Bedrooms**
- **Family Bathroom**
- **Driveway & Garage**
- **Extensive Enclosed Rear Garden**
- **Internal Inspection Essential**

ENTRANCE HALL Parquet wooden flooring throughout, single radiator, stairs to first floor landing with understairs storage, doors to:

GUEST WC 4' 6" x 3' 5" (1.38m x 1.05m) Close coupled WC, wall mounted wash hand basin, single radiator, double glazed window to front.

LOUNGE 16' 6" x 12' 4" (5.05m x 3.76m) Coving to ceiling, electric fire with feature surround, single radiator, double glazed window to rear, glazed window to rear.

SITTING ROOM 11' 11" x 22' 4" (3.64m x 6.81m) Coving to ceiling, two double radiators, double glazed window to rear, double glazed sliding patio doors to rear garden.

DINING ROOM 12' 6" x 10' 5" (3.82m x 3.18m) Coving to ceiling, parquet wooden flooring, single radiator, double glazed window to front.

DINING KITCHEN 23' 0" x 10' 4" (7.02m x 3.16m) Fitted with a matching range of base and eye level units with roll top worksurface over, built in electric hob and double oven, plumbing for dishwasher, double glazed windows.

UTILITY ROOM 6' 5" x 8' 10" (1.98m x 2.70m) Plumbing for automatic washing machine and space for dryer, single radiator, doors to garage and garden.

LANDING Access to loft, double radiator, double glazed window to front, doors to:

BEDROOM 14' 5" x 12' 4" (4.40m x 3.77m) Double radiator, double glazed windows to front and rear.

BEDROOM 12' 8" x 10' 4" (3.88m x 3.17m) Double radiator, double glazed window to rear.

BEDROOM 14' 10" x 9' 6" (4.54m x 2.90m) Double radiator, double glazed windows to rear and side.

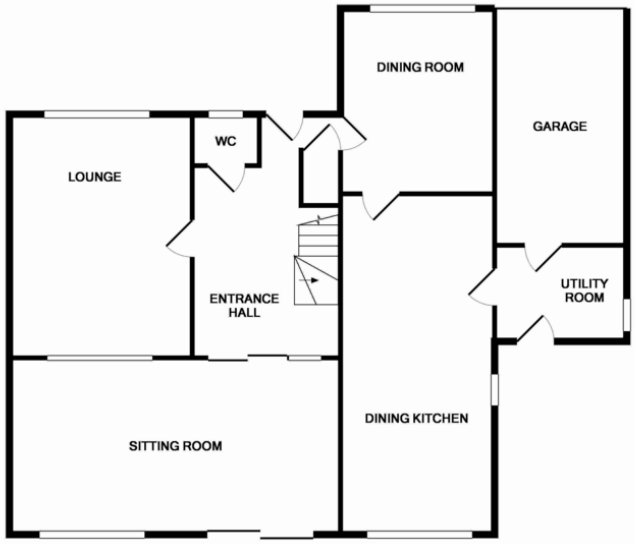
BEDROOM 10' 5" x 6' 11" (3.19m x 2.13m) Double radiator, double glazed window to rear.

FAMILY BATHROOM 5' 4" x 10' 5" (1.65m x 3.19m) Suite comprising close coupled WC, vanity wash hand basin and panelled bath, tiled surround, single radiator, double glazed window to front.

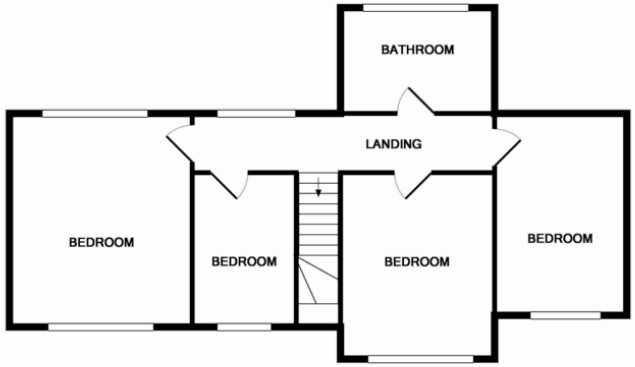
FRONT GARDEN Part laid to lawn with driveway providing off road parking for several vehicles.

REAR GARDEN Paved patio, extensive lawned area with a variety of trees, bushes and shrubs, enclosed by wood panelled fencing.

GARAGE 15' 11" x 8' 11" (4.87m x 2.72m) Accessed via up and over door, wall mounted boiler, two single glazed windows to side.



GROUND FLOOR
APPROX. FLOOR
AREA 1206 SQ.FT.
(112.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 691 SQ.FT.
(64.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1897 SQ.FT. (176.2 SQ.M.)

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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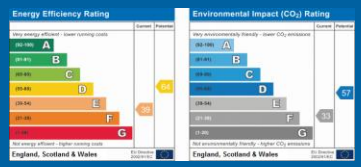

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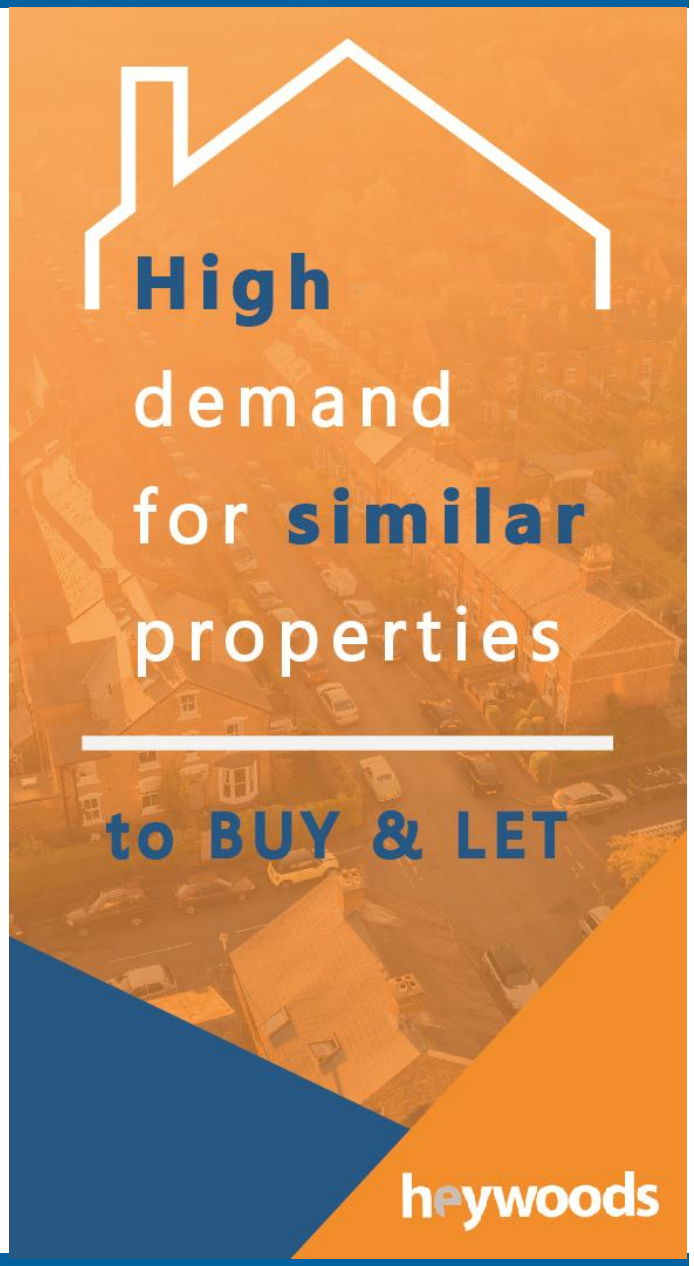

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements