



4



3



2

- 4 Bed Detached House
- Cloakroom/WC
- Family Bathroom & 2 En Suites
- 8 Years NHBC Guarantee Remaining

- Excellent Location on the Sought After Abbey Heights Development
- Lounge with Recessed Fireplace
- Garage

- Popular Bellway 'Acacia' Design
- Fabulous 28' Multi-functional Kitchen/Dining/Family Room
- Family Gardens

Completed just 2 years ago in an excellent location within the sought after Abbey Heights development, this 4 bedroomed detached 'Acacia' design house by Bellway still retains 8 years of its NHBC Guarantee. Set well back from the road, the Reception Hall has a Cloakroom/WC with wc with concealed cistern and pedestal wash basin. The Lounge is to the front and has a recessed fireplace. The fabulous 28' multi-functional Kitchen/Dining/Family Room has a well fitted kitchen area, with wall and base units, sink unit, split level oven, microwave, 4 ring gas hob with extractor over and integral fridge, freezer and dishwasher with matching doors. French doors open to the rear garden. Stairs lead from the hall to the First Floor Landing, with access to the loft and cupboard housing the pressurised hot water system. Bedroom 1 is to the front and has an En Suite Shower/WC with wc with concealed cistern, wall mounted wash basin with mirror over and shower cubicle with mains shower. Bedroom 2 is also to the front and has a feature half panelled wall and En Suite Shower/WC, with wc with concealed cistern, wall mounted wash basin and shower cubicle with mains shower unit. Bedroom 3 is to the rear, as is Bedroom 4, with a feature half panelled wall. The Bathroom/WC is fitted with a wc with concealed cistern, wall mounted wash basin and panelled bath and half tiled surrounds. The integral Garage has an up and over door and houses the combi boiler.

Externally, the Front Garden is lawned with double width driveway. The landscaped Rear Garden is ideal for family use, with patio, artificial lawn, gravel borders and fence surround.

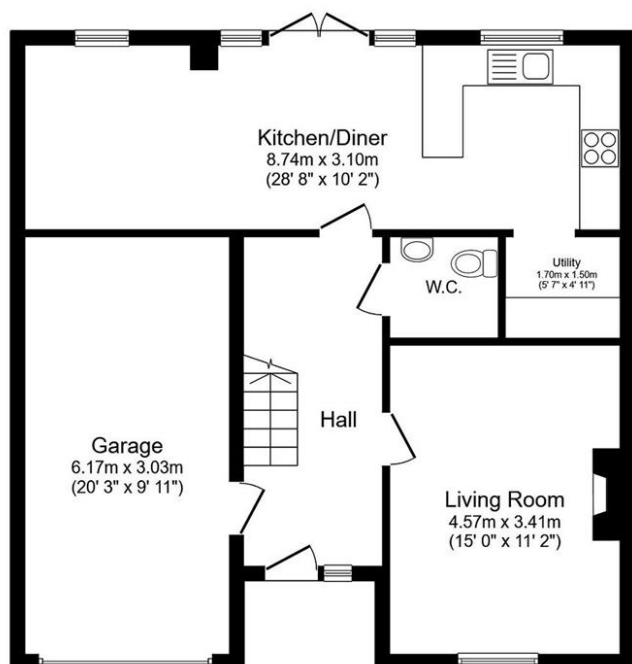
Abbey Heights is conveniently located on the Western periphery of Newcastle, well placed for local amenities, along with main road and public transport links into the city and west, into the Tyne Valley. There is also good access to the A1 and A69.





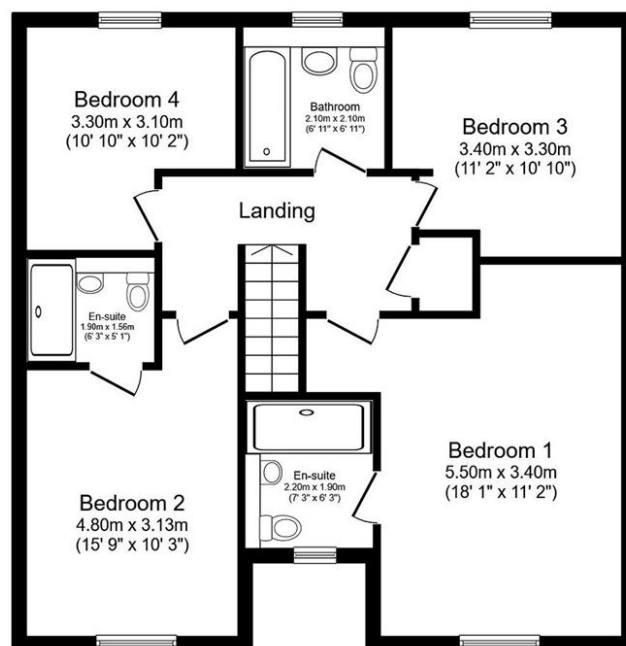
Energy Performance: Current B Potential A
Council Tax Band: E





Ground Floor

Floor area 76.1 sq.m. (819 sq.ft.)



First Floor

Floor area 76.5 sq.m. (823 sq.ft.)

Total floor area: 152.6 sq.m. (1,642 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.