



## 4 bed detached house to buy in

Cloverfield, West Allotment, Newcastle upon Tyne, Tyne and Wear, NE27 0BX

**£340,000** Offers Over

 x 4  x 2  x 2

Tenure

**Leasehold**

Garage parking

Garden

## Property features

- ✓ Four Bedroom Detached House
- ✓ En-Suite and Cloak/WC
- ✓ Excellent Transport Links
- ✓ EPC Rating C
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

\*\*\*\* Four Bedroom Detached Family Home \*\*\*\* Sought After Location \*\*\*\* Detached Garage and off Street Parking \*\*\*\*

PATTINSONS are delighted to welcome to the market this four bedroom detached house situated on Cloverfield, West Allotment. Located in a sought-after area, Cloverfield enjoys a quiet and friendly neighbourhood feel whilst remaining well-connected to a variety of shops and supermarkets, all within easy reach, it also has great links to local schools and nearby parks, it offers residents convenient access to various transport options, such as metro and bus services and easy road access to the A19, Newcastle city centre and all other surrounding areas.

The internal accommodation briefly comprises: Spacious entrance hallway, 20ft lounge, dining room, modern fitted breakfasting kitchen and cloak/WC. To the first floor there are four well proportioned bedrooms, en-suite to master and modern recently fitted family bathroom. Externally there are pleasant gardens to front, side and rear and a detached single garage with driveway for at least two cars.

Council Tax Band: D

For further information or to arrange a viewing please contact: [forest.hall@pattinson.co.uk](mailto:forest.hall@pattinson.co.uk)

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 107

Price: Offers Over £340,000

Property Type: Detached House

USPs: Garden

Parking: Garage

Heating: Gas

## External



## Entrance Hallway

Entrance door leading to bright spacious hallway with central heating radiator and tiled flooring. Carpeted stairs to first floor.



## Lounge

6.37m x 3.32m (20'10" x 10'10")

Double glazed window to front elevation and French doors to rear leading to garden both providing lots of light. Feature fireplace with electric fire, two central heating radiators and Laminate flooring.



## Lounge - additional image



## Dining Room

3.67m x 3.08m (12'0" x 10'1")

Double glazed window to front elevation, central heating radiator, ceiling spotlights and laminate flooring.



## Breakfasting Kitchen

4.56m x 3.51m (14'11" x 11'6")

Double glazed window and French doors with further side windows all creating lots of light. This spacious breakfasting kitchen is fitted with a range of wall and base units with roll top work surfaces and matching splashbacks. Integrated appliances to include dishwasher, electric oven with gas hob and chrome extractor hood, space for American fridge/freezer, stainless steel sink unit and drainer and plumbed for washing machine. Central heating radiator and tiled flooring.



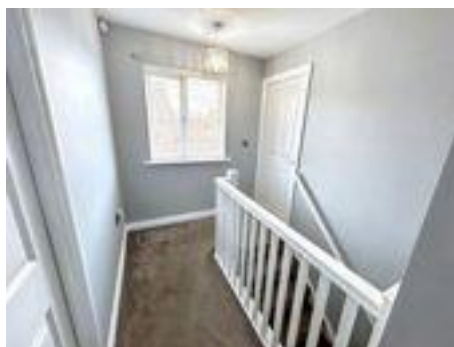
## Cloak/WC

Double glazed frosted window. Contemporary style back to wall WC, wash hand basin on vanity unit and chrome heated towel rail. Fully tiled walls and flooring.



## Landing

Bright landing with double glazed window, two storage cupboards and carpeted flooring. Loft access to which is partially boarded and fully insulated.



## Master Bedroom

3.58m x 3.28m (11'8" x 10'9")

Double glazed window to front elevation, fitted sliding wardrobes, central heating radiator and carpeted flooring.



## En Suite Shower Room

Double glazed frosted window. Walk in double shower, low level WC and pedestal wash hand basin. Chrome heated towel rail, ceiling spotlights, partly tiled walls, extractor fan and tiled flooring.



## Bedroom Two

3.58m x 2.82m (11'8" x 9'3")

Double glazed window to rear elevation, fitted sliding wardrobes, central heating radiator and carpeted flooring.



## Bedroom Three

3.41m x 2.29m (11'2" x 7'6")

Double glazed window to rear elevation, central heating radiator and carpeted flooring.



## Bedroom Four

2.83m x 2.75m (9'3" x 9'0")

Double glazed window to front elevation, central heating radiator and carpeted flooring.



## Bathroom/WC

1.96m x 1.90m (6'5" x 6'2")

Double glazed frosted window. White suite comprising of: Panelled bath with shower over, wash hand basin on vanity unit and low level WC. Chrome heated towel rail, ceiling spotlights and fully tiled walls and flooring.



## Rear Garden



## Rear Garden - additional image




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## Garage & Driveway





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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