



### 3 bed detached house to buy in

Countess Way, Shiremoor, Newcastle upon Tyne, Tyne and Wear, NE27 0FN

**£299,999** Offers over

 x 3  x 2  x 1

Tenure

**Leasehold**

### Property features

- ✓ Fabulous home
- ✓ Generous plot with landscaped
- ✓ Utility room
- ✓ En suite to primary bedroom
- ✓ EPC Rating C

Driveway & Garage parking

## Key Information

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

## Description

Presented in excellent condition throughout, this beautifully maintained three-bedroom detached home occupies a generous plot in a highly sought-after location. Nestled on a tree-lined walk the property immediately impresses with its striking kerb appeal, boasting both a driveway and a garage providing ample off-street parking.

Step inside to find a spacious living room, perfect for relaxing or entertaining guests. The heart of the home is the contemporary open-plan kitchen and dining area, designed for modern family life and finished to a high standard. The accommodation features three well-proportioned bedrooms, including a luxurious master suite complete with en suite facilities, in addition to a modern family bathroom.

Outside, the stunning landscaped garden offers a tranquil retreat, ideal for alfresco dining or simply enjoying the outdoors in privacy and comfort. The large plot provides plenty of space for children to play or for keen gardeners to indulge their passion.

Perfectly positioned for convenience, the property benefits from excellent travel links with both Shiremoor and Northumberland Park Metro stations just a short distance away, making commuting across the region a breeze. A variety of local shops and amenities are within easy reach, ensuring everyday essentials and leisure activities are close at hand.

This exceptional home truly offers the best of peaceful suburban living combined with urban convenience. Early viewing is highly recommended to fully appreciate what this wonderful property has to offer—contact us today to arrange your visit.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 115

Price: Offers over £299,999

Property Type: Detached House

Parking: Driveway & Garage

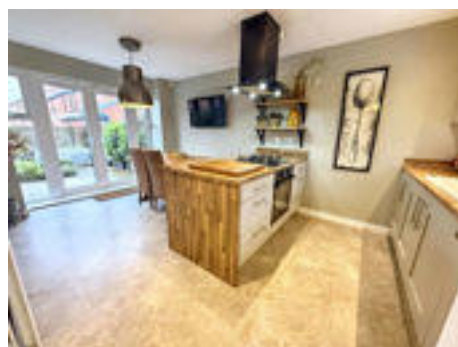
Heating: Gas

## Entrance hallway



## Living Room

## Kitchen/dining



## Additional image



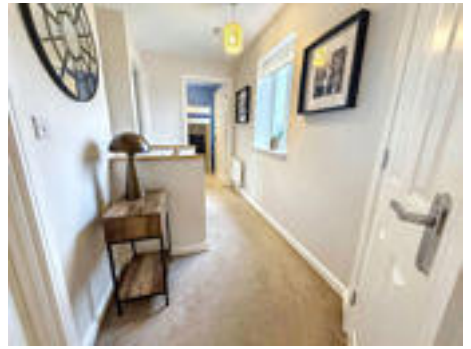
## Utility room



## W/C/Cloaks



## Landing



## Bedroom 1



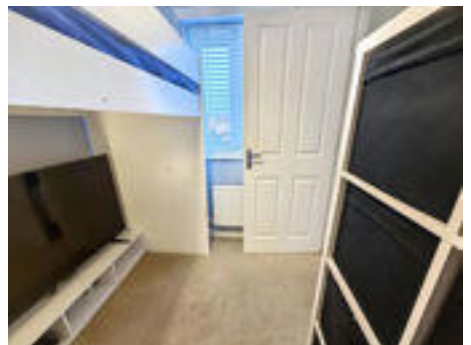
## En suite



## Bedroom 3



## Bedroom



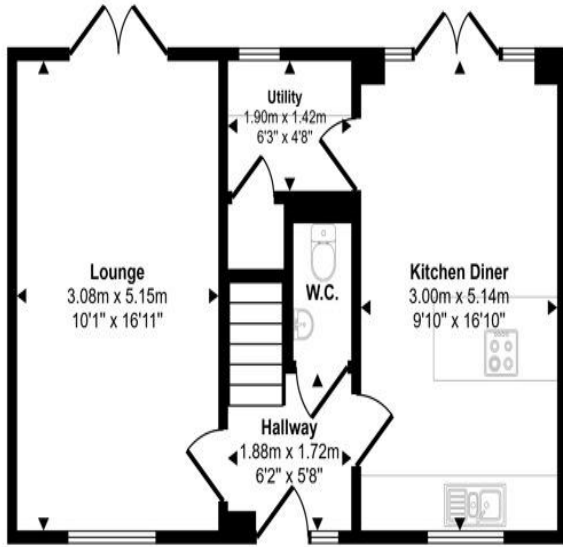
## Bathroom



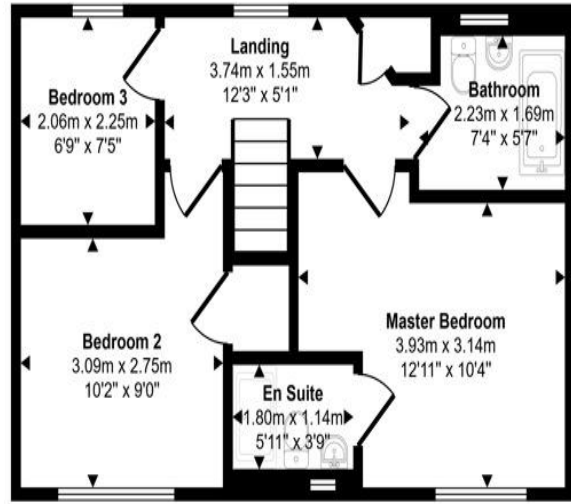
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## External

Approx Gross Internal Area  
86 sq m / 921 sq ft



Ground Floor  
Approx 43 sq m / 458 sq ft



First Floor  
Approx 43 sq m / 463 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			93
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	
(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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