



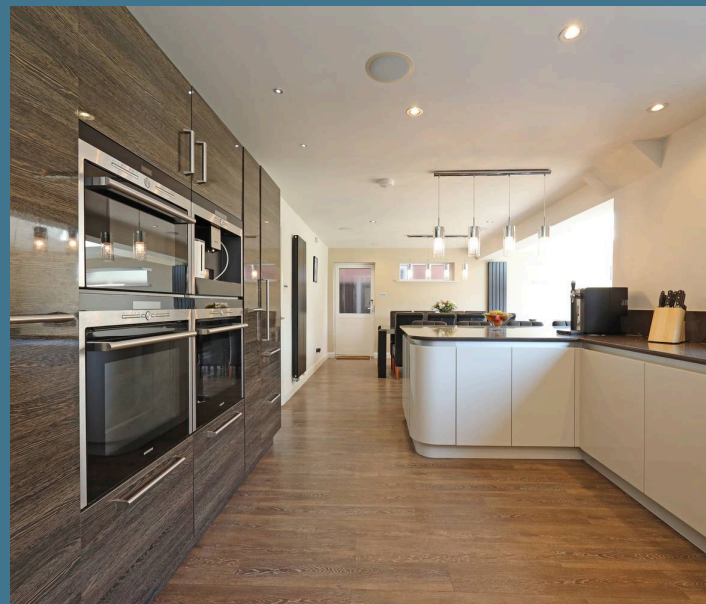
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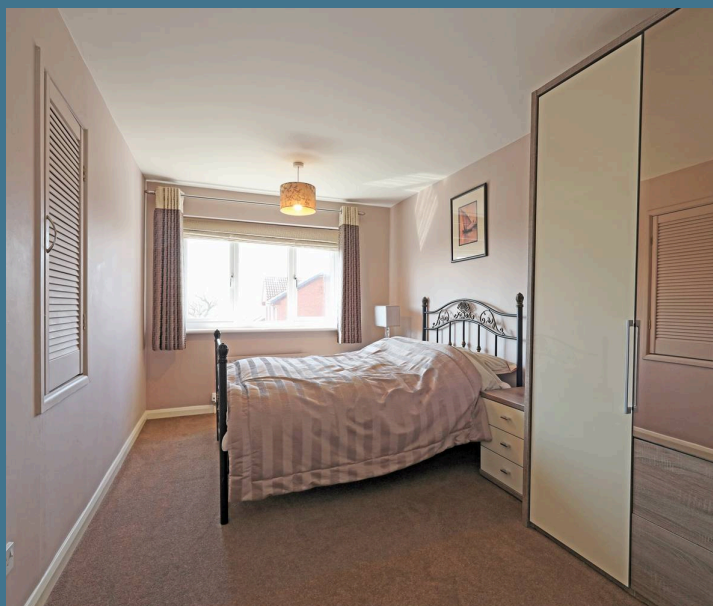
12 Portland Grove, Westbury Park, Newcastle ST5 4JH
£410,000

- Large Extended Four Bedroom Detached House
- Excellent Modern Family Dining Kitchen Extension to Rear
- Additional Utility Extension to Side
- Four Good Sized Bedrooms
- Master En-suite
- Private Corner Plot Position

A spacious extended four-bedroom detached house situated within a private tucked away corner cul-de-sac position. Having convenient access for town and easy access to Junction 15 of the M6. The property offers a beautiful modern up to date interior which provides three separate receptions to include an impressive rear extended open plan family dining area with fully integrated kitchen. There is also a further side extension to provide separate utility and cloaks. The first floor has four good sized family bedrooms with modern fitted furnishings and an en-suite to master bedroom.

Accommodation; entrance hall with modern glass balustrade staircase having cupboard storage and hard flooring that continues throughout the ground floor. To the left there is a large study/additional family room and to the right is the original main lounge which enjoys large bay window outlook to the front. At the rear of the property is an impressive open plan family dining reception which has feature floor to ceiling part apex picture window and triple set bi fold doors opening to rear garden patio. This superb family space is open plan to the fully integrated kitchen with contrasting gloss units. There is a dishwasher, large induction hob with extractor and slimline quartz worktops extending to a large peninsula breakfast area. There is a further contrasting range of tall units incorporating Siemens appliances with twin matching conventional ovens having further combined microwave oven and coffee machine above, full upright integrated fridge and separate full upright freezer and sliding larder units.





From the kitchen there is an additional utility extension with white glazed sink, further base and wall units and double larder storage. There is space and provision for washing facilities. Beyond the utility there is a large cloak room and a modern wall hung two piece suite. The landing area to first floor leads to four good sized family bedrooms with the master having a range of contrasting gloss fronted fitted wardrobe/drawer units and a large window overlooking the front. There is fully tiled en-suite shower room with modern three-piece suite comprising of enclosed shower cubicle, wall hung enclosed W.C and vanity wash hand basin. Two of the remaining bedrooms also have an extensive range of gloss fitted furnishings. The family bathroom services these remaining bedrooms fitted with P shaped bath with mains shower and combined enclosed W.C with contrasting top vanity wash hand basin. The property is privately tucked away in a corner of a small cul-de-sac, it is accessed via a shared driveway with the neighbouring property with legal rights of way. There is double width parking and open plan lawn area with central pathway to front door (potential to create further parking in front if so required). There is paved access to the side leading to a patio area and lawn with leylandii screening providing privacy. There are external power points to front and rear.

Agents Note: We understand that the original property is of timber frame construction.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

