



FOLLOWLLS

7 Betley Place, Clayton, Newcastle, ST5 3AZ
£289,000

- Spacious Semi-Detached Dormer Property
- Within Convenient Residential Location
- Private Corner Cul-de-sac Plot Position
- Large Open Plan Family Room and Refitted Kitchen
- Ample Parking
- Large Rear Garden Plot
- No Upward Chain

A popular town district set within a small cul-de-sac of unique large semi-detached dormer properties situated off Clumber Avenue being within the traditional and convenient district of Clayton. The property holds a generous corner plot with good length driveway providing ample parking and a substantial rear garden.

The property provides generous well-proportioned accommodation throughout with spacious central reception hallway having parquet flooring and a return open tread staircase to first floor and window on half landing. Immediately to the left of the hallway is a large utility providing potential to be partially as office/study space with worktops, cupboard units and central heating boiler. There is glazing to two aspects to include large window outlook to front and space for various appliances. To the rear of the utility is a tiled wet room with shower, W.C and wash hand basin.

The main family living room enjoys a large picture window outlook to the front and has a fitted fire set within a feature stone surround/hearth. Hard flooring runs through and continues to a kitchen area which is L shaped in format to the living room this has been recently re-fitted with a modern range of grey gloss base units with worksurfaces extending to breakfast bar area having composite inset sink. Integrated appliances comprise of fridge freezer, dishwasher and fan assisted electric oven and five ring induction hob with extractor and splashback. A uPVC door gives external access to the rear with further window overlooking the garden.





Returning to the family living room there is a sliding patio door opening to a large Upvc conservatory with brick base having glazed aspect to three sides and polycarbonate roof with double patio doors opening onto the rear garden. The first-floor accommodation provides landing area with loft access point and large cupboard. There is a large main bedroom with window overlooking the rear and further cupboard. To further good-sized family bedrooms overlook the front and rear. A family bathroom services the bedrooms fitted with a three-piece suite to include a raindrop shower attachment over the bath and combined vanity wash hand basin with enclosed W.C.

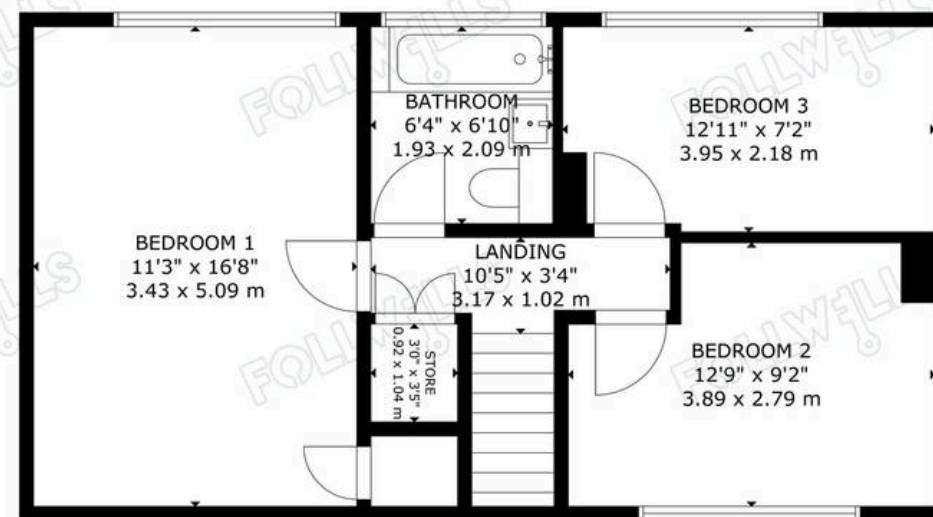
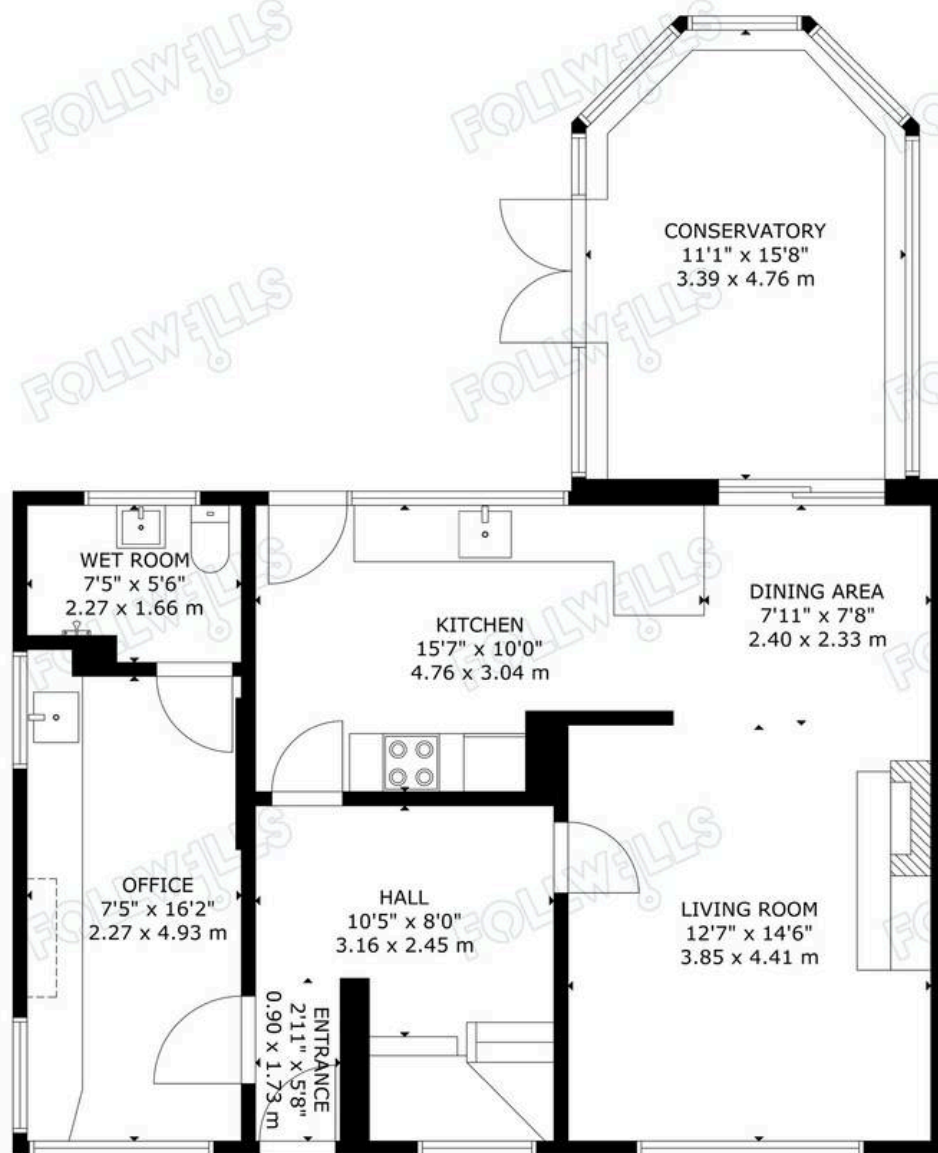
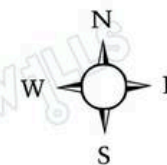
The property stands on a substantial corner cul-de-sac plot (insert measurements for total plot). A long block paved driveway provides parking for several vehicles and low maintenance gravel/patio area. There is wide access to the side leading to a substantial rear garden mainly laid to lawn with assorted shrubs, gravel areas and concrete patio area and central pathway.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR

FIRST FLOOR