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33 Stockwood Road, Newcastle - ST5 3LQ

In Excess of £350,000

- Spacious and Extended Semi Detached Dormer Bungalow
- Beautifully Presented Throughout
- Vastly Improved and Refurbished by Present Owner
- Adaptable Living Space
- Impressive Open Plan Dining Kitchen
- Useful First Floor Guest or Alternative Master Bedroom Suite
- Large Plot with Substantial Parking
- Converted Garage
- Attractive Low Maintenance Rear Garden
- Sought after Position with Attractive Views

An extremely well presented and spacious semi-detached dormer bungalow residence. Located within a much desired residential district with a south easterly rear aspect enjoying attractive views and partially overlooking local countryside landscape.

Greatly improved by its current owners with a full refurbishment programme that includes an impressive open plan, fully equipped dining kitchen leading to an extended sitting room with patio doors and attractive views over a landscaped garden and beyond. The bungalow can be fully utilised for single level living with an attractive modern shower room with an attractive tiled floor and a master bedroom to the ground floor. There is also a separate front facing living room providing additional living space. there is a further full suite guest bedroom to the first floor, offering an alternative master bedroom with separate nursery/dressing room and full ensuite bathroom.

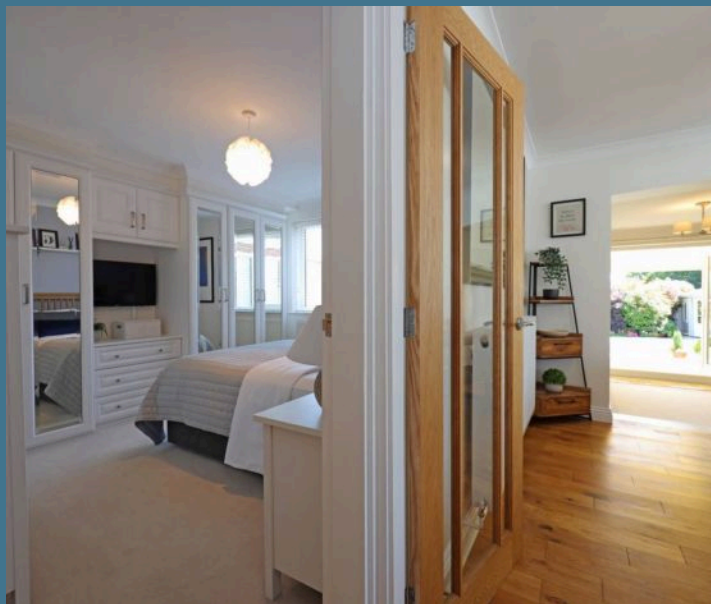




The bungalow stands on a generous plot with particular note to low maintenance in mind, having substantial parking for vehicles to front and side with an additional detached former garage partly converted into a workshop with washroom/WC facilities. This offers a multitude of alternative uses such as a gym/office etc. The gardens have also been completely re-landscape including low maintenance artificial grass and attractive borders/pathways leading to a further timber framed summer house which will be included in the sale.

Entrance is through an enclosed Upvc front porch with further composite door opening into a spacious corridor hallway which has solid wood internal doors, and wood flooring continuing through the majority of the ground floor. An airing cupboard houses the hot water system. Immediately off the hallway is a stylish three-piece suite shower room with an attractive tiled floor and a large corner shower cubicle with mains thermostatic shower, vanity wash basin and WC.

To the opposite end of the entrance is the living room which has a large picture window overlooking the front. There are also fitted cupboard/drawer storage units either side of a central chimney breast housing a gas effect log burner stove with Adam style surround. A staircase from this room leads to the first floor accommodation. Continuing down the hallway is the current ground floor master bedroom fitted with a range of wardrobes to one wall and centrepiece drawer/cupboard units.



At the end of the hallway, a glazed door opens to a rather impressive open plan dining kitchen area fitted with an extensive range cupboard/drawer units and work surfaces which has an inset enamel sink and further units extend to a range to include housing for the central heating boiler, larder and corner pantry store cupboards. There is a full range of appliance integration comprising fridge freezer, dishwasher, washing machine, tumble dryer, electric conventional and microwave ovens and a electric hob with extractor. A twin set of windows overlook the side aspect and a mezzanine step down from the dining area opens to a delightful sun room with windows and centrepiece French doors opening to and enjoying views onto the garden.

The first floor bedroom accommodation is ideally suited for guests or could be utilised as an alternative master suite. The second guest bedroom is accessed from a box landing with rearview window, built-in wardrobe and access to remaining roof void storage. At the opposite side of the small landing area is a further nursery bedroom/dressing room, also enjoying a rear view over the garden and a built in wardrobe. This gives access to a full ensuite bathroom which includes a spa bath having shower attachment, wash basin and WC.

The bungalow stands on a generous and attractive plot position, with low rise garden wall to front boundary and parking for several vehicles to the front, continuing through access gates leading to further parking to the side of the bungalow and the garage. The garage is now fitted with patio doors to the front with further side door and is currently fitted with a range of storage units, creating an ideal workshop with light/power connection and a useful washroom with WC.





The rear garden is beautifully presented enjoying patio areas with a side aspect electric sun awning and low maintenance artificial lawns with pathways and well stocked shrub/plant beds. At the bottom of the garden is a recently constructed timber framed summer house ideal for garden entertaining also having light/power connection with further possibility of alternative office use. Additionally, there is a plastic store shed which will also remain with the property.

Agents notes:-

Red ash test results - 07/07/23 0.1 mg/SO4 class 1 with floor membrane. Report suggests indication that original floors were replaced historically and evidenced by findings.

Planning consent and building regulations - There is no historical evidence of planning consent/building control for the rear sitting room extension and part garage conversion which was done prior to the current vendors ownership. A building completion certificate has been obtained for the first floor dormer conversion.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



