



**FOLLOWWELLS**

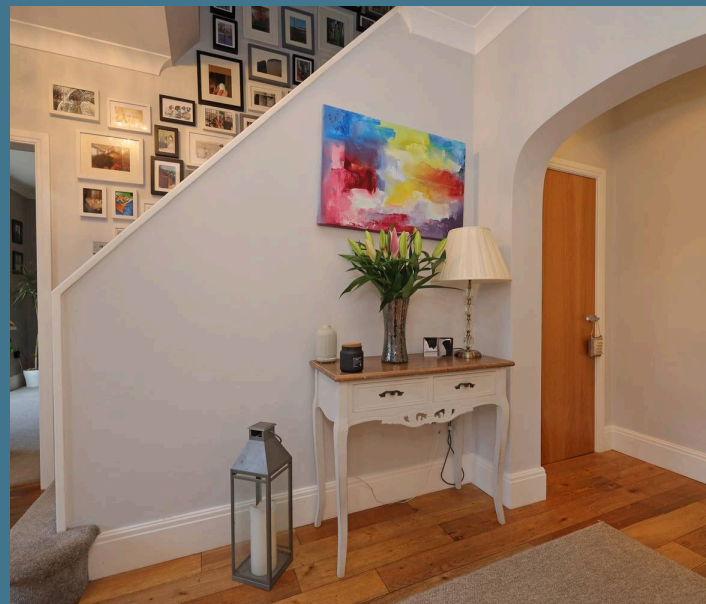
35 Whitmore Road, Westlands - ST5 3LY

Offers Over £600,000

- Substantial Executive Five Bedroom Detached House
- Character Home with Stylish Modern Interior
- Three Spacious Reception Rooms
- Impressive Family Dining Kitchen
- Luxury Family Bathroom and En-suite Shower Rooms
- Highly Regarded Residential Location
- Ample Parking with Security Gated Access
- Large South Facing Rear Garden

A superb executive family home holding a choice location within the Westlands district. Conveniently positioned for Newcastle town and easy access to commuting links. The property stands on a generous sized plot with security gated vehicle access and a large south facing landscaped rear garden.

Beautifully presented and having been substantially extended, with a stylish modern interior ideal for a large growing family. The property boasts three separate formal reception rooms and an impressive fully equipped dining kitchen with separate utility and bifold door access both from the kitchen and main living room onto the rear garden. The first floor provides four bedrooms, with an enviable luxurious recently refitted family bathroom in addition to two ensuite shower rooms from the master and guest bedroom. The master ensuite also having been recently refurbished.





Accommodation detail: –

Reception hallway with oak flooring continuing through to the dining and living room, composite front door entrance and a staircase with under stair storage. Dining and separate sitting room with round bay front windows. The living room situated to the rear of the property has media wall provision within the chimney breast and bifold doors open out onto the rear garden.

A modern family dining kitchen is fitted out with a range of tall units to one wall with LED underlighting and granite tops with conventional and combined microwave fitted ovens and an integrated fridge freezer. There is also a large feature matching style island unit having further range of cupboard storage units with an integrated dishwasher and large granite breakfast work surface with an inset sink and halogen hob with a ceiling mounted extractor. Ceramic tiled flooring runs through the kitchen with electric underfloor heating and features a further range of bifold doors opening onto the garden.

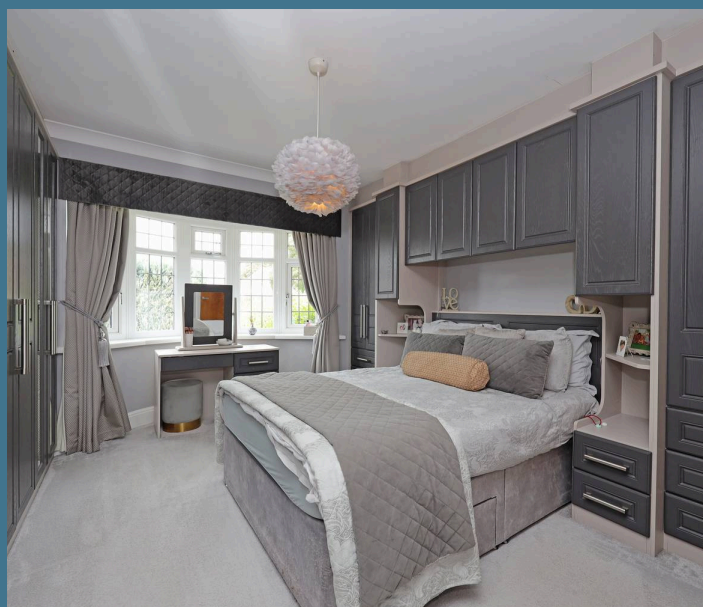
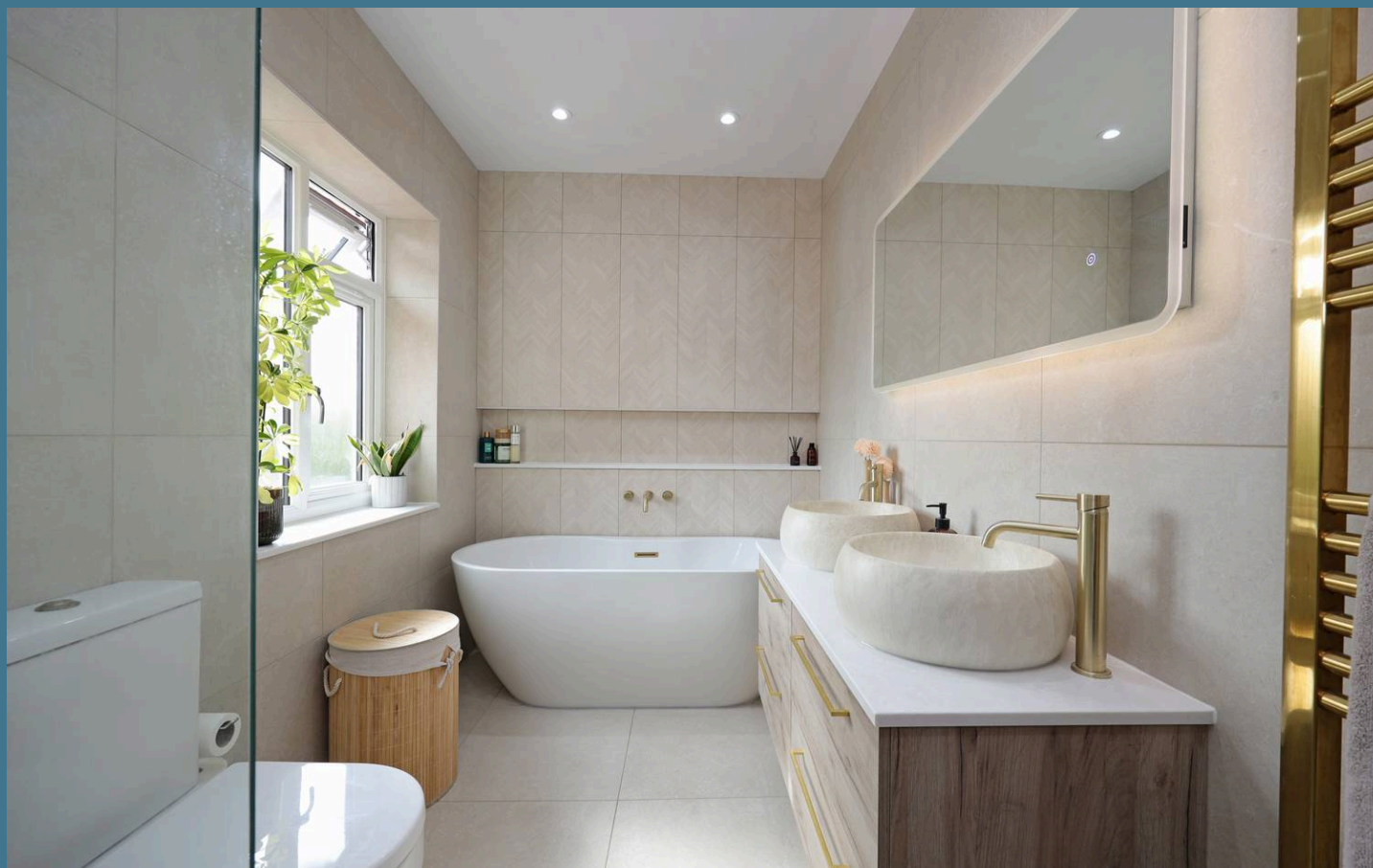


From the kitchen there is an inner vestibule, giving access to a utility, cloaks/ WC and access to the garage. This is fitted with a remote roller door and houses the central heating system. Within the utility there are matching style cupboard units to the kitchen, with provision for washing facilities and a second sink set with work surface and a further rear access door.

There is a first floor landing area with linen cupboard. The accommodation boasts up to four bedrooms and an office/study fitted out with cupboard/shelving units. The master bedroom features a matching round bay window to the ground floor receptions beneath and is fitted with modern bedroom furniture, including wardrobes to one wall and matching bedside cabinets, drawer/cupboard units.

An ensuite shower room has been recently re-fitted with modern tiling and large walk-in mains power shower cubicle with wall hung vanity wash and basin and WC. The second bedroom also features a matching round bay window and has a further fully tiled ensuite shower room with mains power shower, wash basin and WC. The third family bedroom enjoying a view over the rear garden and is also fitted out with a range of bedroom furniture, comprising, wardrobes, drawer units, wall cupboards with a matching dresser/desk. A fourth family bedroom has a dual aspect outlook both to the rear and side.

Another feature to the property is the recently re-fitted family bathroom comprising of a luxury suite with feature wall tiling and incorporates, freestanding bath with concealed wall mounted mixer tap, twin circular sink vanity wash basin, large walk-in shower cubicle with power spray and WC.





The property is approached and accessed via a remote security sliding gate onto a block paved parking area with block paving continuing to the side of the property. There is a low maintenance front garden area with further decorative gravel providing further hard standing/parking and leylandii screening to the front boundary wall.

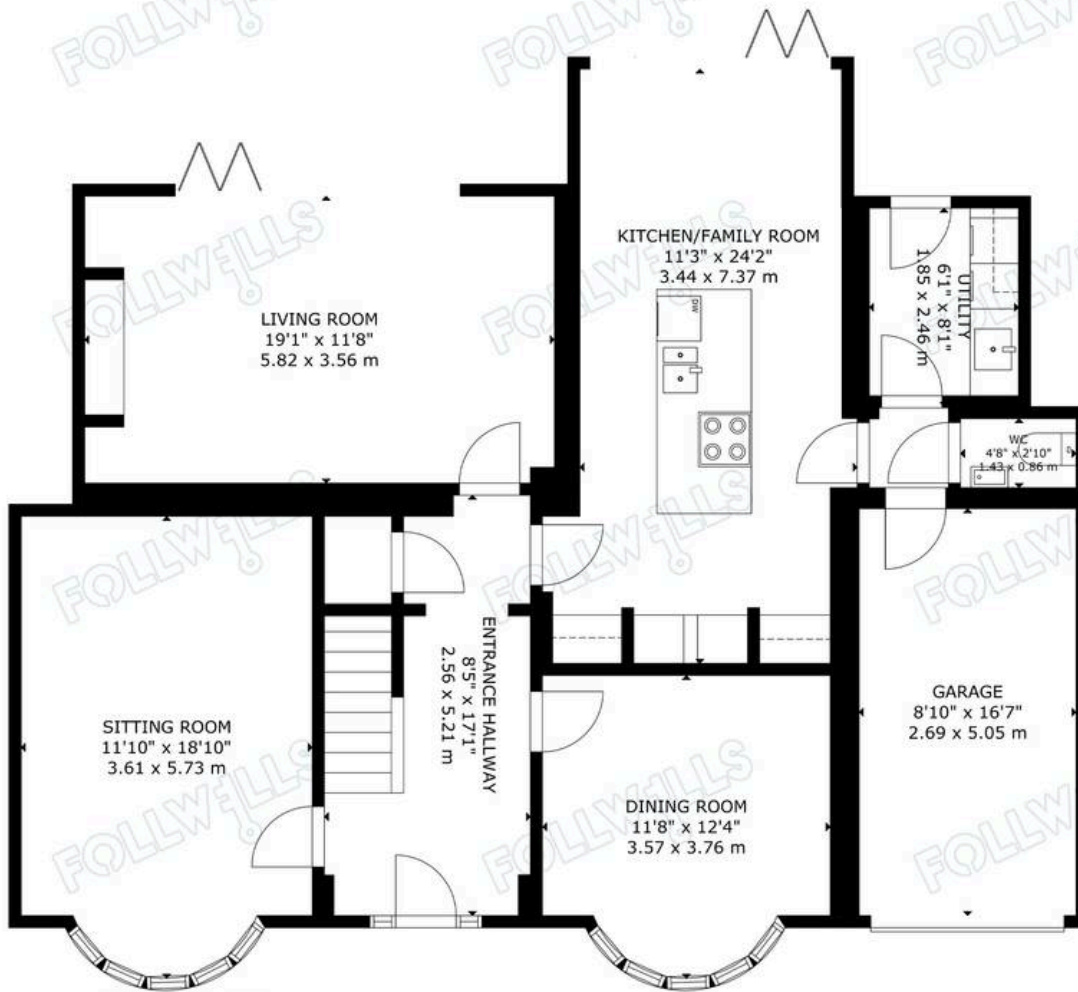
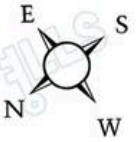
Access can be obtained either side of the property, which leads to a large south facing rear garden. Landscaped with an extensive stone paved patio extending to a seated gazebo area which is ideal for summer entertaining. There is a large lawn with raised sleeper beds having assorted plants/shrubs and specimen trees. Garden storage is provided by two timber framed store sheds.

Council Tax band: F

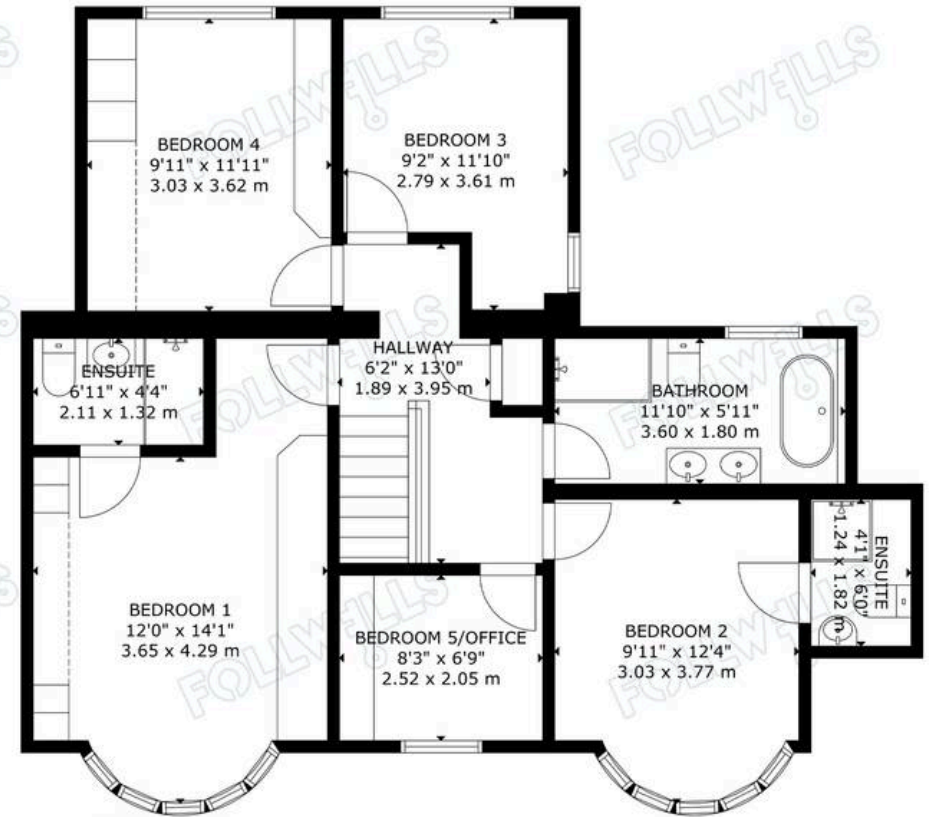
Tenure: Freehold

EPC Energy Efficiency Rating: C





GROUND FLOOR



FIRST FLOOR