

## Asking price of £389,950

### Cawburn Close, Haydon Grange, NE7



- Four bedrooms
- Fabulous kitchen
- Luxury ensuite shower room
- Corner position
- NEFF cooking appliances
- Beautifully presented throughout
- Double driveway
- Superbly re-fitted bathroom
- Larger sized rear garden

Introducing this outstanding four bedroomed detached house which occupies a lovely corner position within a sought-after cul-de-sac. The current owners have upgraded and improved the house throughout to include a fabulous fitted kitchen with white quartz work surfaces, and integrated appliances by NEFF to include a hob, oven with grill, microwave and a Kenwood dishwasher. The rear garden is well stocked and features cottage garden raised beds as well as a decking patio and well-kept lawn. To the front the house has a double driveway and the former garage, with EV charger, now offers a useful storage space for bikes and gardening equipment. Both the main bathroom and ensuite shower room have been beautifully re-fitted, as has

the ground floor w.c. All in all, one of the finest family homes we have offered in the area for quite some time. Freehold. Council tax band D. Energy rating to be confirmed. Floor plan and measurements to be added soon.

# Cawburn Close, Haydon Grange, NE7

## Composite double glazed front door

## Hallway

Radiator.

## Ground floor w.c.

Superbly presented with modern suite.

## Living room (front)

With radiator and stylish decor.

## Family dining kitchen

Offering exceptional space and beautifully fitted, this gorgeous kitchen features white quartz work surfaces, integrated NEFF electric hob, oven with grill, microwave and Kenwood dishwasher. There is also an overhead extractor hood (make not noted). Patio doors open into the garden for a seamless summertime. Modern vertical radiator. Door to:

## First floor landing

Airing cupboard with radiator.

## Main bedroom

With radiator. Twin robes. Door to

## Luxury ensuite

With radiator, walk in shower, w.c. and wash basin.

## Bedroom two

With cupboard, wardrobe, and two dormer windows. Two radiators.

## Bedroom three

With radiator.

## Bedroom four

With radiator.

## Bathroom

With radiator. Modern white suite with over bath shower and screen. Wash basin and w.c.

## Mining

This property is not known to be affected by mining, but considering Newcastle was a mining area, your conveyancer must carry out a mining search prior to exchange of contracts.

## Utilities

Connected utilities include gas, water, electricity and broadband. The area is not known to be a mobile phone drop out zone but you must check this with your provider or on a visit to the property.

## Utility room

With modern Worcester gas boiler, fitted cupboards, plumbed for washer and space for dryer. Composite door.

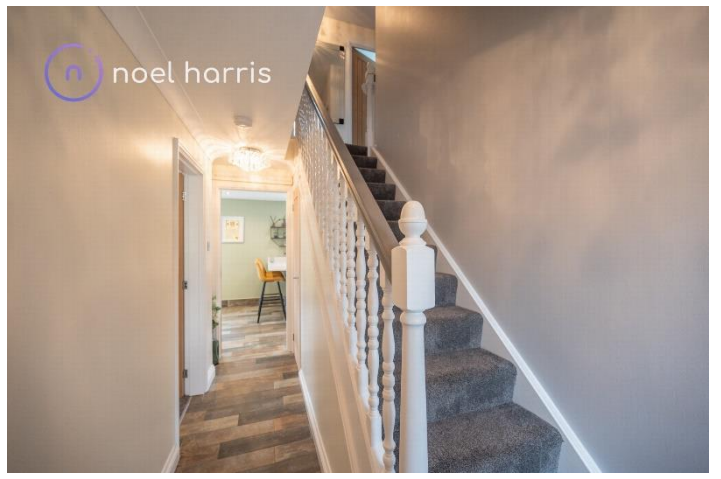
## Externally

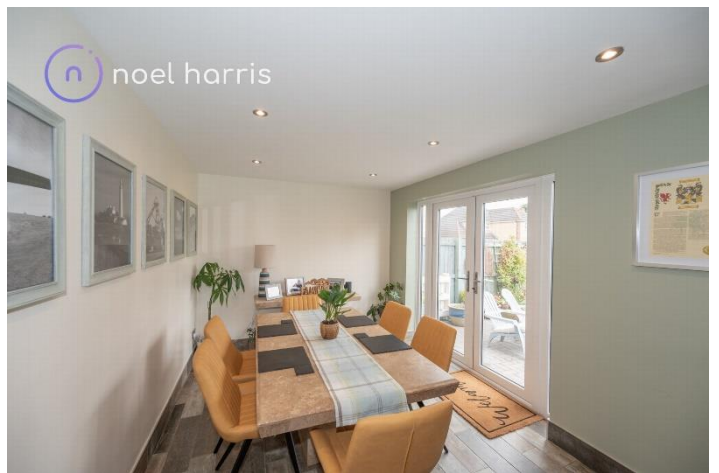
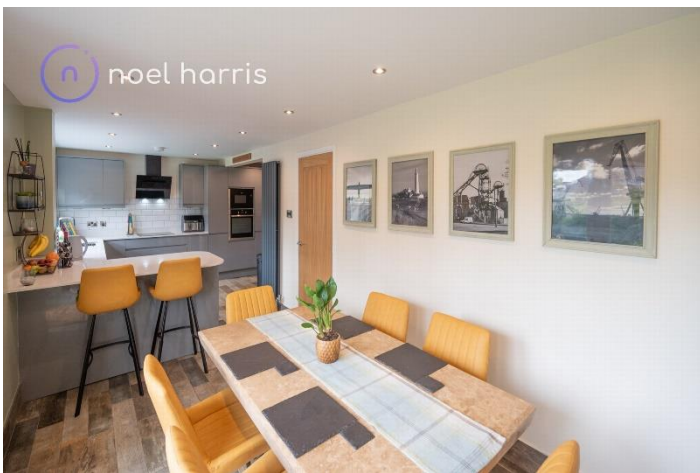
Double driveway and garden to front. Pathway to one side. Former garage now providing ideal space for bike storage and gardening equipment. EV charging point. Larger than average rear garden with an easterly aspect and sun patio to the rear. Well kept lawn and stunning raised cottage garden beds.

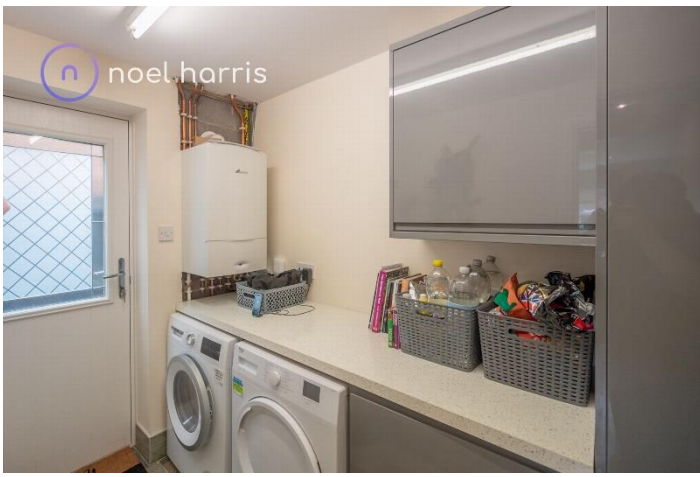
## Floor plan and measurements

A floor plan with measurements is provided as a rough guide only and must not be used for any other purpose.

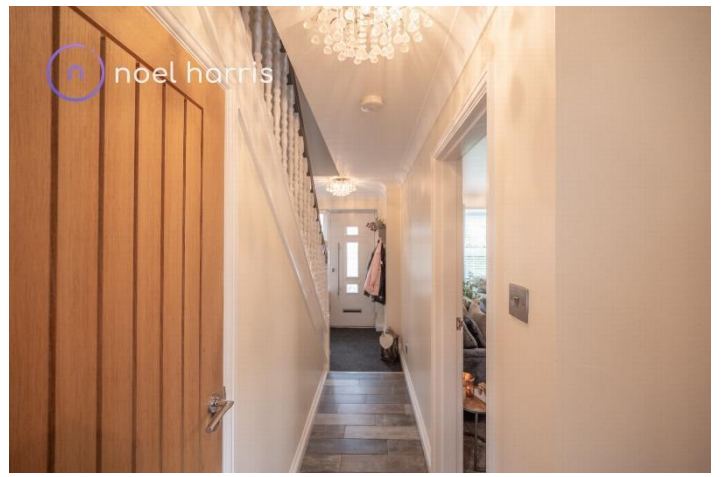




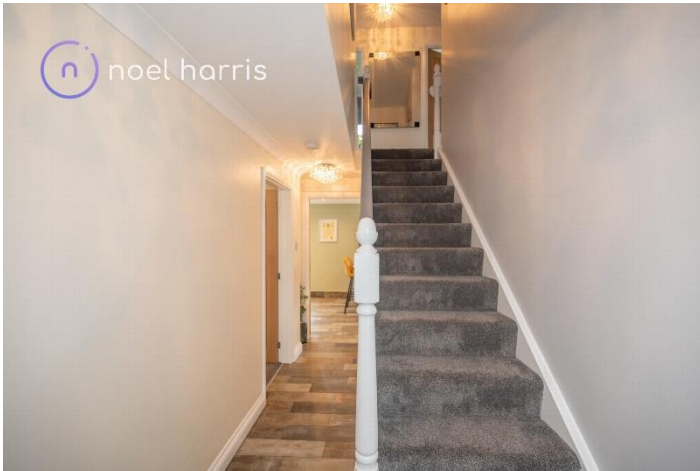




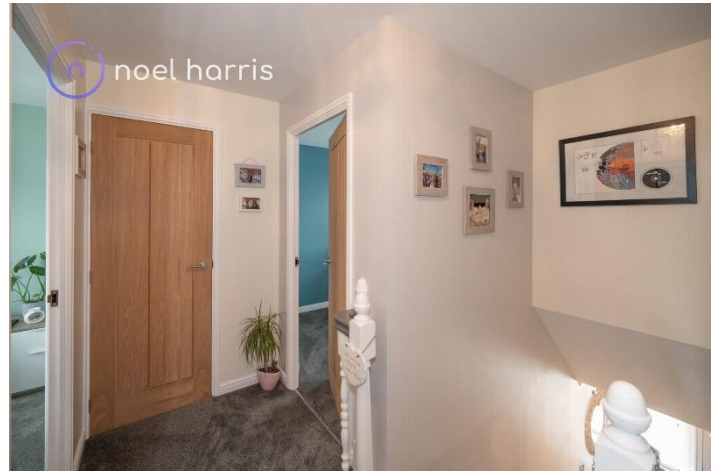
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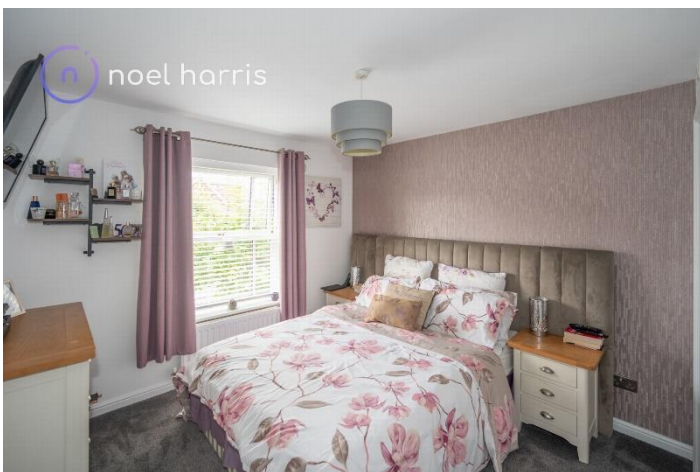
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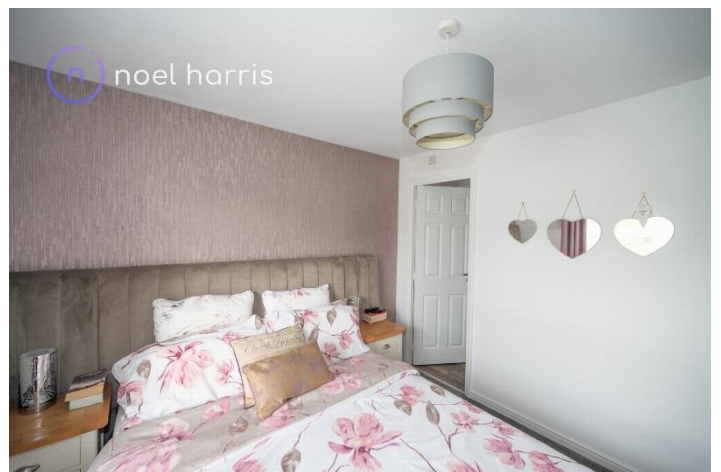
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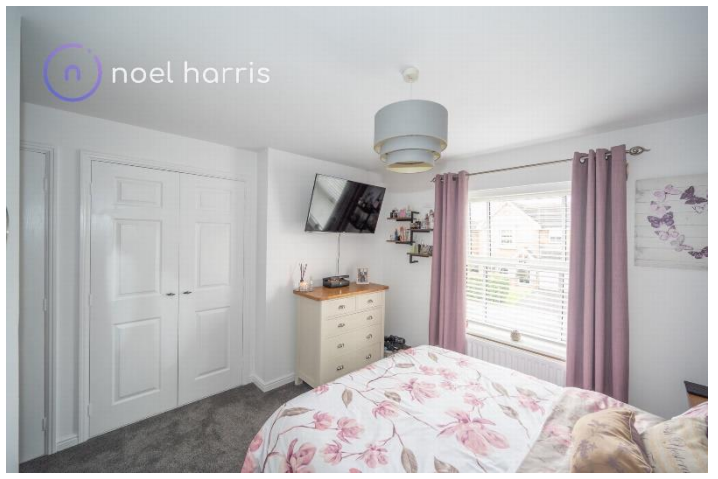
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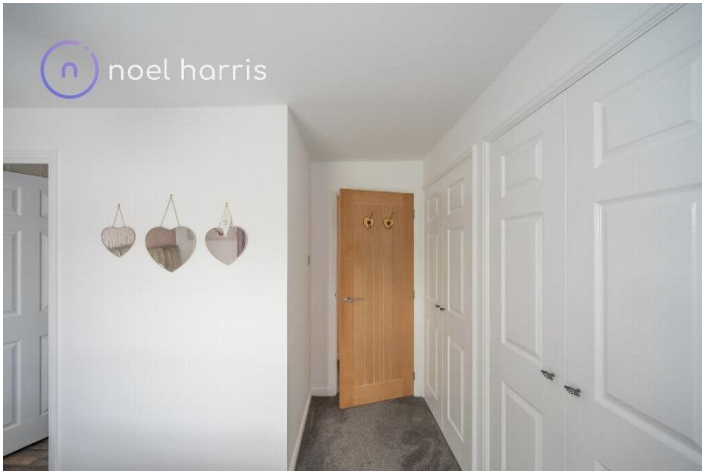
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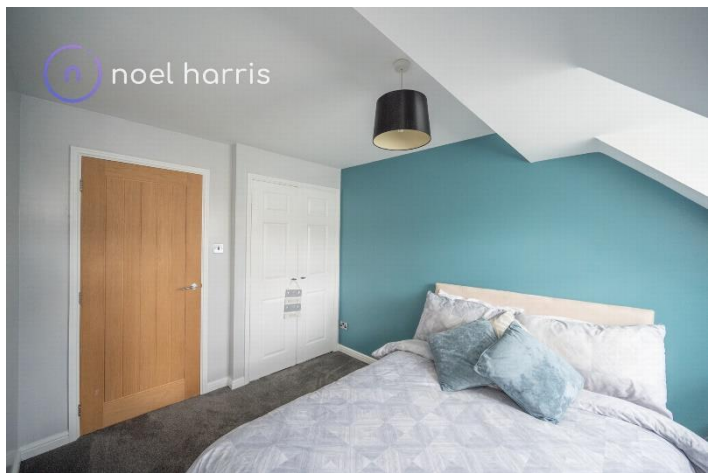
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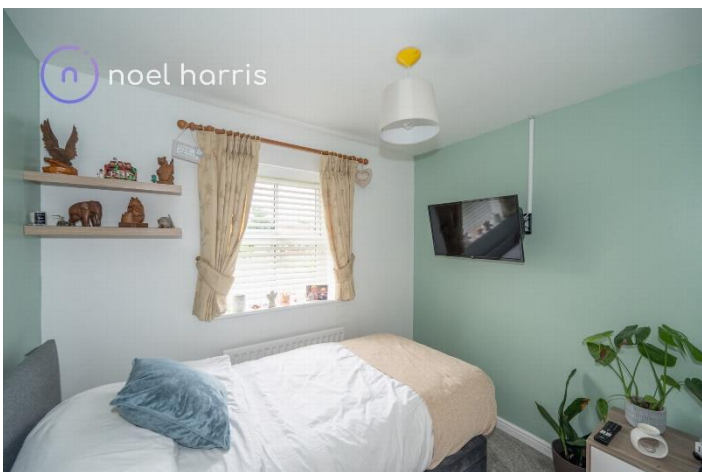
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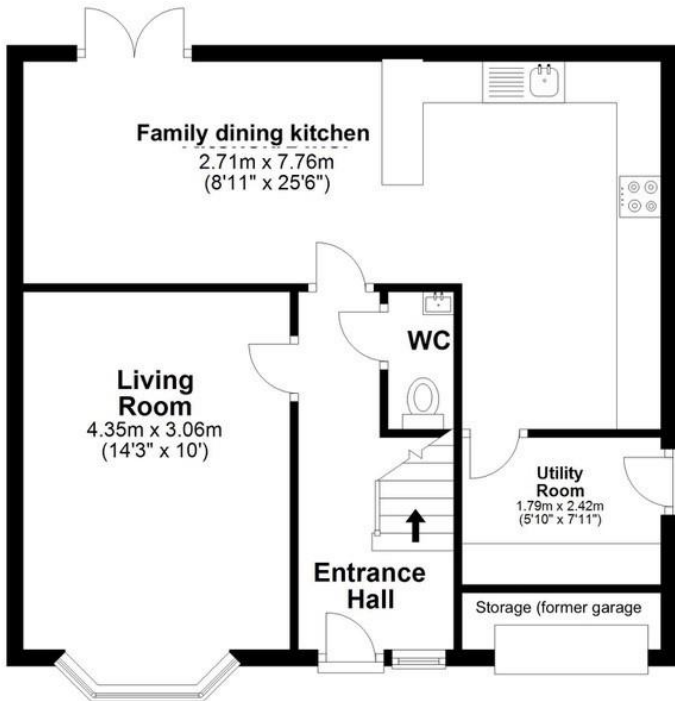


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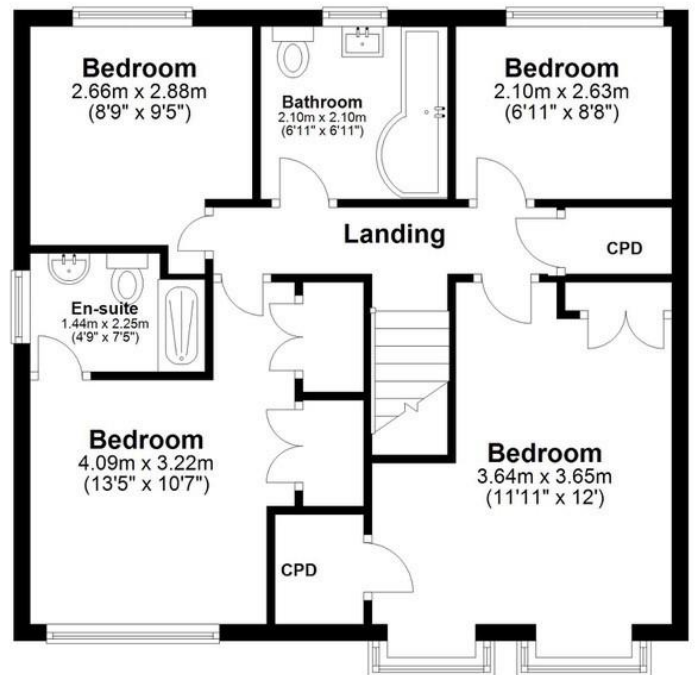




## Ground Floor



## First Floor



Total area: approx. 121.1 sq. metres (1303.4 sq. feet)

## Directions

## Location

Haydon Grange is favoured amongst a wide range of professionals who enjoy easy access to the major centres of Tyneside as well as being within easy commuting distance of North East hospitals. The location offers local walkways and bridlepaths which are enjoyed by strollers, dog walkers and cyclists and provide access to the Freeman Hospital and South Gosforth in one direction and the Rising Sun Country Park in the other. The area is well served by a choice of schools, shops and public transport.



### VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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