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WHITWORTH ROAD, FENHAM, NE4

Guide Price £325,000

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Modern Detached Family Home Boasting Close to 1,350 Sq ft of Internal Living Space, Including a Superb Open Plan Kitchen/Dining and Family Space, Beautiful Lounge, Three Bedrooms with Family Bathroom plus En-Suite Shower Room, Driveway for Two Vehicles, Integral Garage & Delightful South Facing Lawned Rear Gardens!

This excellent, modern detached family home is ideally located on Whitworth Road, Newcastle upon Tyne. Whitworth Road forms part of the new Whitworth View development which was constructed by both Bellway and Ascent Homes within the last 2 years.

The property is positioned close to excellent local amenities and transport links providing great access into Newcastle City Centre and throughout the region.

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The internal accommodation comprises: a large entrance porch leading through to a welcoming entrance hallway with stairs leading up to the first floor, integral access to the garage, and access to the lounge and kitchen/dining room. The front-facing lounge is a well-presented reception space featuring a bay window and a comfortable layout for everyday living.

Positioned to the rear, the kitchen/dining room offers ample space for dining alongside French doors opening onto the rear garden. The kitchen is fitted with a modern range of wall and base units complemented by wood-effect work surfaces, integrated appliances including double ovens and a fridge freezer, together with an extractor hood above the gas hob. A useful understairs storage cupboard enhances practicality, while the separate utility room provides additional fitted units, external access, and access to a convenient WC.

The first floor landing includes loft access, a storage cupboard, and gives access to three double bedrooms and the family bathroom. The main bedroom features a walk-in wardrobe with sliding mirrored doors leading through to a contemporary en suite shower room fitted with a walk-in shower and stylish tiled surrounds. The family bathroom is equally well-appointed, offering both a panelled bath and a separate shower enclosure alongside contemporary tiling and a modern finish throughout.

Externally, the property benefits from off-road parking to the front, alongside access to the integral garage. The rear garden is enclosed and well-maintained, featuring a lawned area together with a paved patio seating space ideal for outdoor dining and entertaining.



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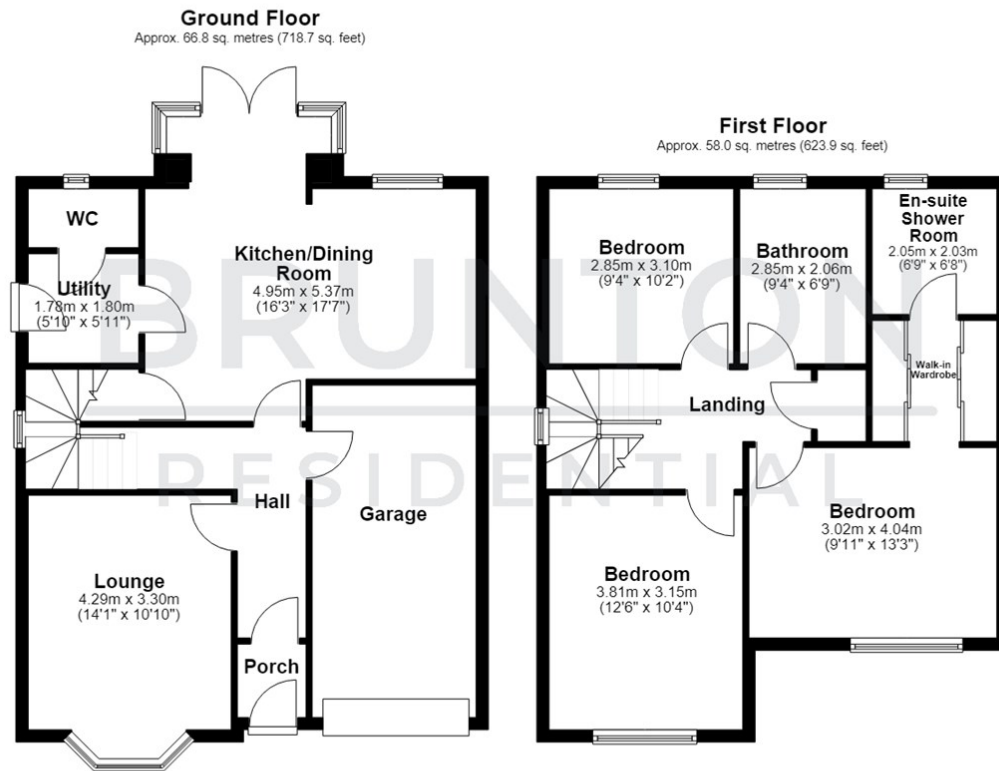
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TENURE : Freehold

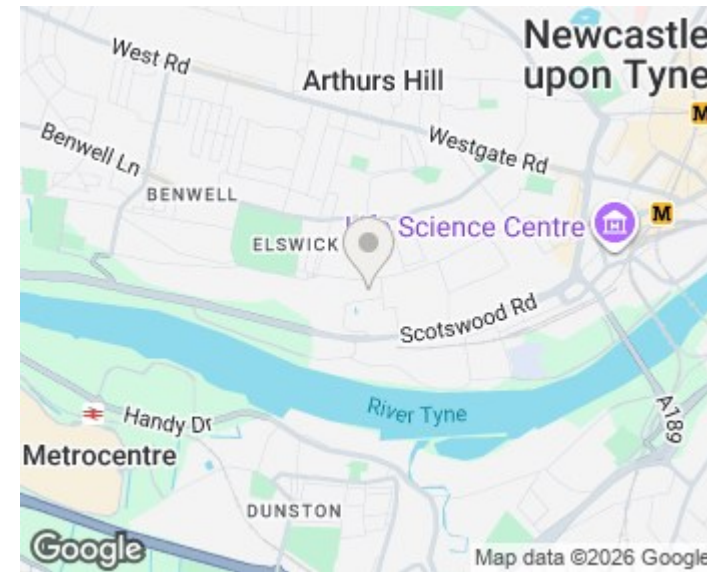
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : A



Total area: approx. 124.7 sq. metres (1342.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		93	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	