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LADYBANK, NEWCASTLE UPON TYNE, NE5

Offers Over £350,000


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Well presented throughout, this four-bedroom link detached house on Ladybank offers generous family accommodation, thoughtfully enhanced interiors and a private enclosed rear garden, creating a comfortable and contemporary home ideally suited to modern family life.

The ground floor provides an entrance hall, a convenient WC, a spacious lounge/diner, a contemporary kitchen/breakfast room, and a garden room. The kitchen features sleek high-gloss cabinetry, dark worktops, a central island, integrated appliances and an induction hob, creating the perfect space for entertaining or family life. The impressive lounge/diner has a feature fireplace and recessed lighting, creating a relaxed and welcoming atmosphere in the home, while the feature wall complete with timber slatted detailing adds a stylish finishing touch. Upstairs are three double bedrooms, including the main bedroom with a well-appointed en suite featuring a freestanding bath and separate shower, plus a versatile fourth bedroom and modern family bathroom.

Positioned on Ladybank within an established residential setting, the property offers a layout suited to modern family life. The accommodation provides flexibility, with three double bedrooms, a further versatile bedroom, and additional living space in the garden room. The enclosed rear garden provides outdoor space, while the integral garage and block-paved driveway offer convenient parking. Overall, the property provides well-appointed accommodation with plenty of space for family living.

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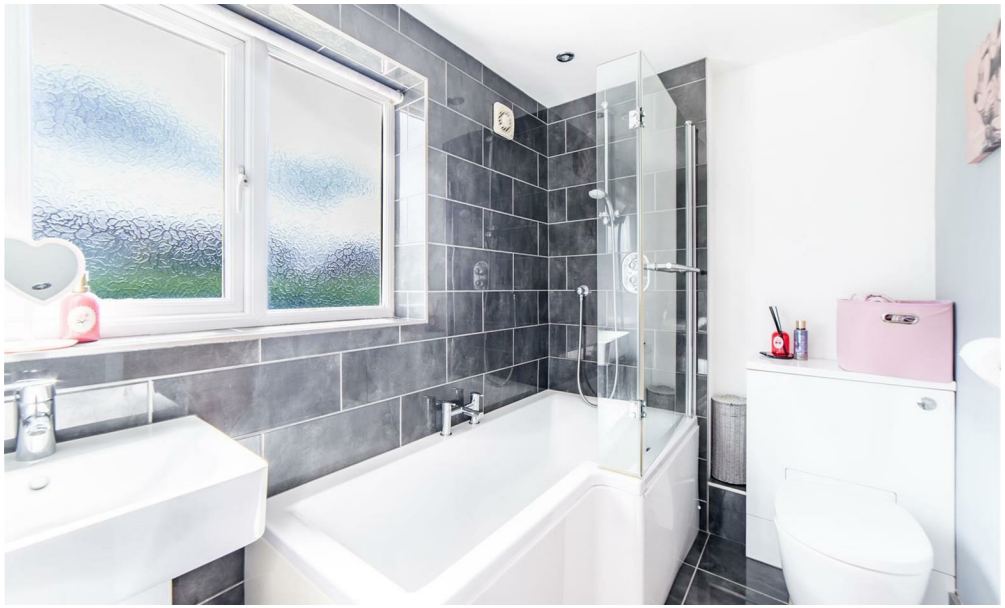
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The internal accommodation comprises: a porch opening into the entrance hall, with access to a convenient WC, garage, and the main living areas, while stairs lead up to the first floor. The entrance hall has recessed ceiling lighting and provides access to the kitchen/breakfast room and lounge/diner. The kitchen/breakfast room is beautifully presented with sleek high-gloss grey cabinetry, contrasting dark work surfaces and a central island incorporating an induction hob and breakfast seating. Integrated appliances include a double oven, with a composite sink positioned beneath the window. Recessed lighting and wood-effect flooring complete the room.

The lounge/diner has generous proportions, a large bay window, recessed lighting and a striking feature wall incorporating an inset fireplace and timber slatted detailing, with access through to the garden room. The garden room provides a bright additional reception space, with extensive glazing, a glazed pitched roof and views across the rear garden. The room is currently used as a family sitting and play area, with fitted shelving and direct access outside.

Stairs lead up to the first-floor landing, which provides access to all four bedrooms and the family bathroom. The accommodation includes three well-proportioned double bedrooms, with the main bedroom benefiting from its own well-appointed en suite bathroom featuring a freestanding bath and separate shower enclosure, together with a WC and wash basin. The remaining two double bedrooms provide generous sleeping accommodation, while the fourth bedroom is smaller in size and offers useful versatility as a child's bedroom, home office, or study. The modern family bathroom is finished with a bath and shower over, complemented by a glass screen, WC, and wash basin, with contemporary wall and floor tiling.

Outside, the front has a substantial block-paved driveway providing ample parking and access to the integral garage. The private enclosed rear garden features a paved patio, raised paved seating areas, lawn, established hedging and brick walls, with steps connecting the different areas.





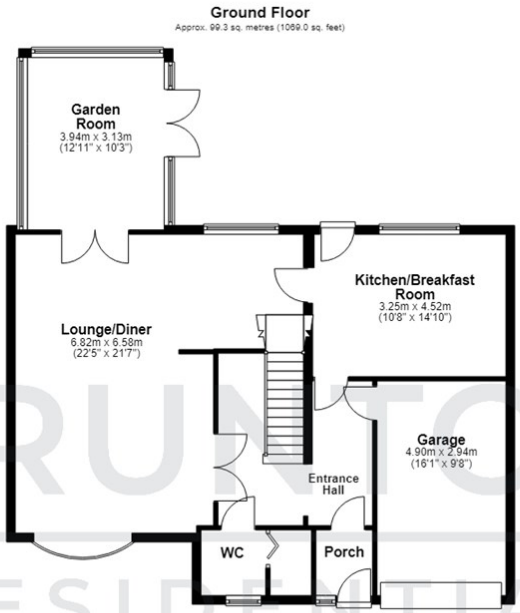
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : C



Total area: approx. 175.6 sq. metres (1890.5 sq. feet)

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