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THE PADDOCK, WALBOTTLE, NE15

Offers Over £375,000

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SAMSUNG
Panasonic

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Situated within a desirable residential setting in Newcastle upon Tyne, this well proportioned family home offers spacious and versatile accommodation, generous reception areas and excellent practicality throughout. Thoughtfully arranged over two floors, the property is ideally suited to modern family living, combining bright interiors with useful flexible spaces and attractive outdoor areas.

The accommodation is centred around a generous living room and bright triple aspect dining room with direct access onto the rear garden, creating a welcoming and sociable environment for both entertaining and everyday life. A modern kitchen/breakfast room, versatile study space and ground floor shower room further enhance the flexibility of the layout, while four well proportioned bedrooms with built-in storage provide excellent family accommodation.

The Paddock enjoys convenient access to local schools, amenities, transport links and surrounding green spaces, making it a highly attractive location for families and professionals seeking both comfort and convenience within Newcastle upon Tyne.

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The internal accommodation comprises: an entrance hall with stairs to the first floor and under stair storage. To the left, a door opens into a convenient ground floor shower room, and adjacent to this is a versatile office/study/utility space. To the right of the entrance hall is a generous living room with a large window overlooking the front of the property. To the rear of the living room, a door leads to the dining room - a bright space with triple aspects allowing in plenty of natural light. Sliding doors open from the dining room out onto the rear garden. Off the dining room and to the rear of the entrance hall is a well equipped kitchen/breakfast room. The kitchen is fitted with a range of modern wall and base units as well as integrated appliances, and overlooks the rear garden. The integral, double length garage can also be accessed via the kitchen.

The first floor landing provides access to four well proportioned bedrooms, each with built in storage. A family bathroom serves this floor and comprises a WC, wash hand basin, heated towel rail and a shower over the bath.

Externally, the property sots on a generous corner plot and benefits from a front lawn with shrubbery, as well as a driveway leading to the garage, offering off street parking. To the rear, a South facing garden is enclosed with timber fencing, providing the ideal space for everyday family life and entertainment.





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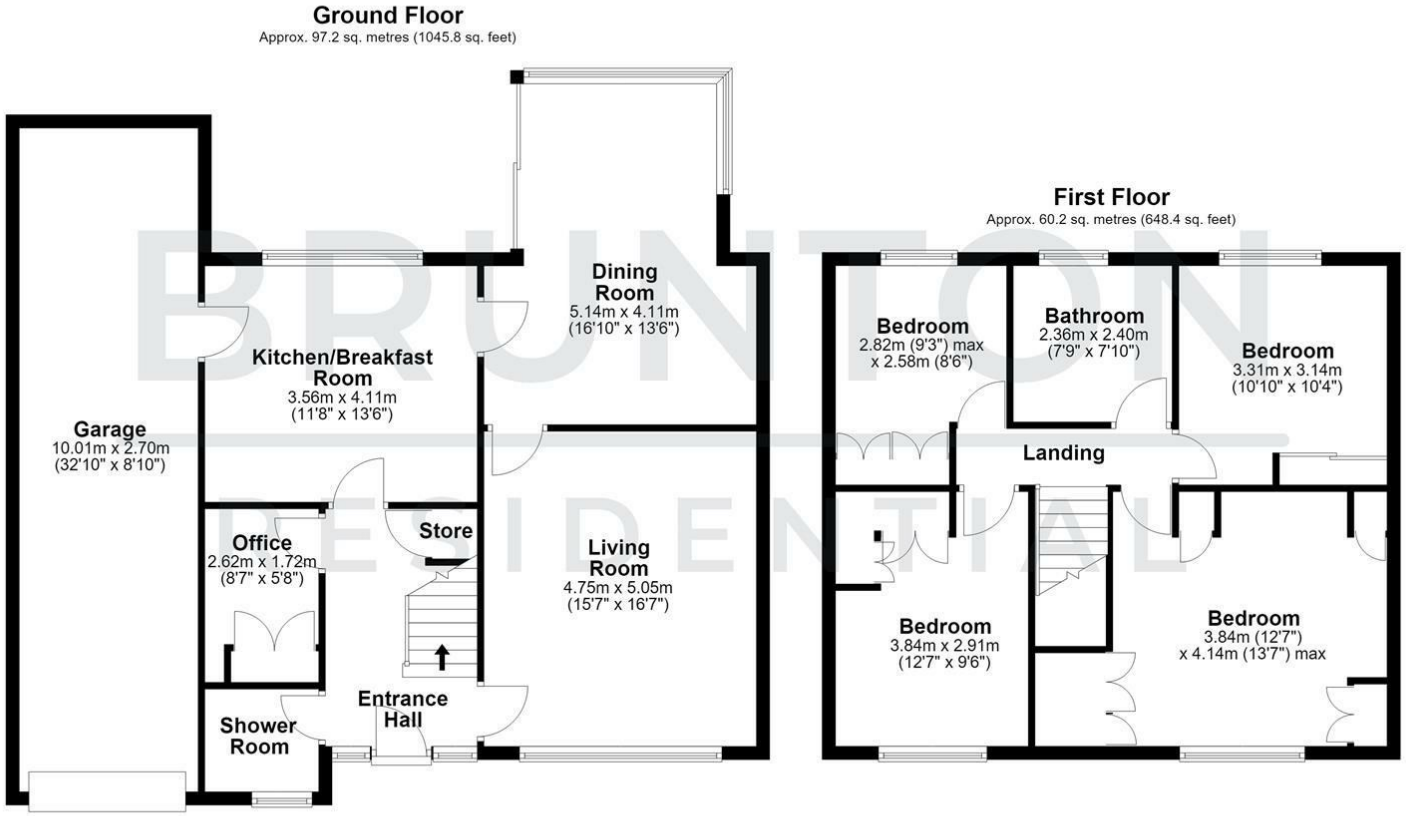
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : C



Total area: approx. 157.4 sq. metres (1694.1 sq. feet)



