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NETHERWITTON WAY, MELBURY, NE3

Guide Price £550,000


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** GUIDE PRICE £550,000 - £585,000 **

Substantial and highly versatile Tavistock, a five-bedroom townhouse offering generous accommodation arranged across four floors, ideally suited to modern family living. Immaculately presented throughout, the property combines well-proportioned rooms with flexible spaces, creating a home that adapts effortlessly to both everyday life and entertaining.

The layout is both practical and well considered, beginning with a welcoming entrance leading through to a selection of reception spaces including a bright living room, a versatile study/snug and a superb open-plan kitchen/diner opening directly onto the rear garden. The upper floors continue to impress, offering spacious bedrooms, a principal suite with en-suite facilities, an additional top-floor guest suite with kitchenette, and further adaptable living areas that enhance the home's overall versatility.

Situated on Netherwitton Way in Newcastle, the property is well placed within a popular residential setting, offering excellent access to local amenities, well-regarded schools and strong transport links into Newcastle city centre and surrounding areas. The location makes it an ideal choice for families and professionals seeking both convenience and space in a well-connected part of the city.

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The internal accommodation comprises: an entrance vestibule that opens into a central hallway. To the right is a welcoming living room which overlooks the front of the property, while to the left is a versatile office/study space with built-in cupboards, making it equally useful as a snug, nursery or additional bedroom. Adjacent to this room, the hallway provides stairs to the first floor with useful under-stair storage, while opposite this is a convenient ground-floor shower room. To the rear, the hallway leads to a generous open-plan kitchen/diner that spans the width of the property. The kitchen benefits from a range of fitted wall and base units alongside integrated appliances, and a set of French doors open out to the rear garden. Off the kitchen is a useful utility with further storage and plumbing for appliances.

The first-floor landing gives access to two well-proportioned bedrooms, one of which has a rear-facing Juliet balcony. To the front, and spanning the width of the property, is an inviting family room with front aspects and a feature fireplace. Completing the first-floor accommodation and serving both bedrooms is a family shower room.

The second-floor landing has a useful double-door storage cupboard, and allows access to three further bedrooms. To the front, the master bedroom enjoys front aspects, built-in wardrobes and a convenient en-suite shower room, while a family bathroom serves the remaining bedrooms, which overlook the rear.

The third and final floor provides the fifth bedroom, which benefits from Velux windows and en-suite facilities. Adjacent to this is a lounge/diner with multiple Velux windows and access to a smaller second kitchenette with fitted units and further appliances.

Externally, the property benefits from a good-sized rear garden that is enclosed with timber fencing. The garden itself is laid mainly to lawn with paved patio seating areas, creating the ideal space for everyday family life and entertainment.





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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : G

EPC RATING : C







