

4 The Risings, Parkside Meadows



Guide price £255,000 to £265,000

**** GUIDE PRICE £255,000 TO £265,000 *** This is a STUNNING four bedroom detached house which is situated on the modern development Parkside Meadows built circa 2017. This property was the SHOWHOME for the Bellway development and is BEAUTIFULLY PRESENTED throughout and offering all the refinements of a new home. Boasting TWO EN-SUITES and a generous sized rear garden, the property is not overlooked to the front or the rear.

Arranged over three floors the property offers deceptively spacious living accommodation that is STYLISHLY PRESENTED and ready to move into.

To the ground floor there is an entrance hallway, cloaks/WC, lounge, dining room and kitchen. The second floor landing gives access to a family bathroom and three good sized bedrooms with bedroom two having an EN-SUITE. The master bedroom is situated on the second floor, this is a spacious room with a range of built in wardrobes together with an EN-SUITE. Externally there is a garden to the front and a good sized garden to the rear and as well as PARKING FOR TWO CARS there is a single GARAGE.

Council tax band D. FREEHOLD. Energy rating B. To arrange a viewing call next2buy on 0191 2953322.

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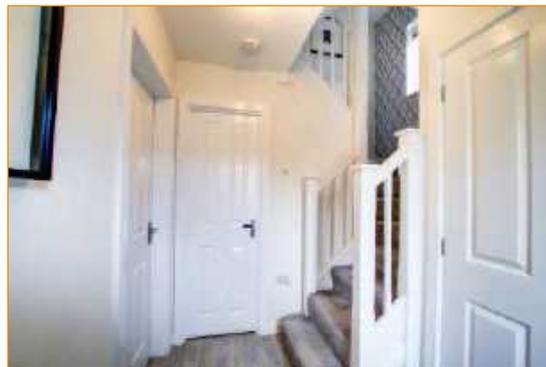
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The Property Comprises

Hallway

Double glazed entrance door, stairs to the first floor landing, storage cupboard, radiator, wood effect flooring.



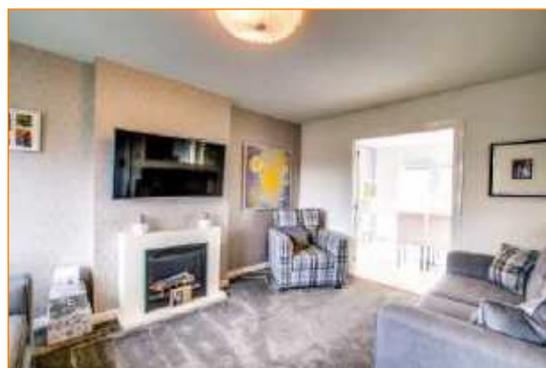
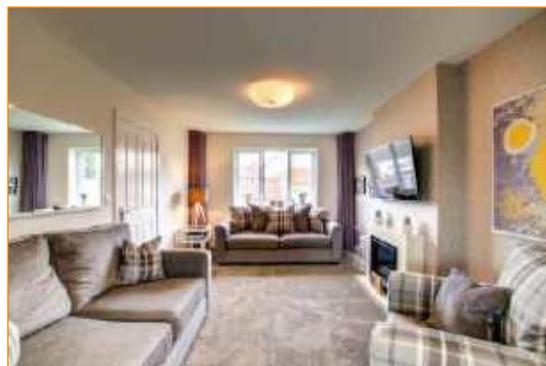
Cloaks/WC

4'7" x 2'11" (1.40 x 0.88) Comprising; low level WC, wash hand basin, part tiled walls, double glazed window, wood effect flooring, radiator.



Lounge

14'8" x 10'10" (4.46 x 3.29) Fireplace housing living flame effect electric fire, double glazed window, radiator, double doors opening to the dining room.



Dining Room

10'9" x 9'7" (3.27 x 2.92) Double glazed windows and French doors opening out to the rear garden, wood effect flooring, radiator, spotlights to ceiling, open to kitchen area.



Kitchen

10'3" x 8'2" (3.13 x 2.50) Fitted with a modern range of wall and base units with granite work surfaces over, integrated oven and hob with extractor hood over, integrated fridge/freezer, dishwasher and washing machine, one and a half bowl sink unit, wood effect flooring, spotlights to ceiling.



First Floor Landing

Cupboard, stairs to the second floor landing.



Bedroom 2

10'9" x 9'3" min (3.28 x 2.82 min) Double glazed window, radiator, access to en-suite.



En-Suite

8'2" max x 4'8" (2.48 max x 1.41) Comprising shower cubicle, low level WC, wash hand basin. Part tiled walls, tiling to floor, spotlights to ceiling, radiator.



Bedroom 3

10'2" x 8'4" (3.11 x 2.55) Double glazed window, radiator.



Bedroom 4

10'10" x 7'0" (3.29 x 2.14) Double glazed window, radiator.



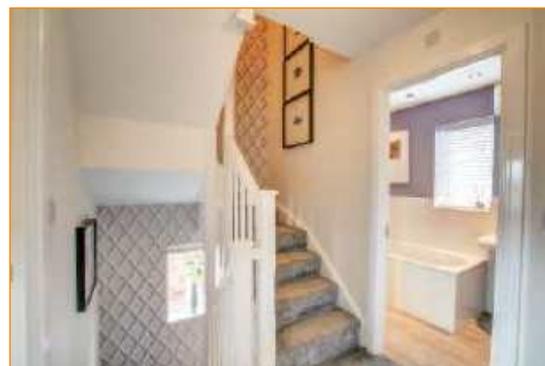
Family Bathroom

8'4" x 4'8" (2.53 x 1.43) Fitted with a three piece suite comprising, bath, low level WC, wash hand basin. Part tiled walls, wood effect flooring, spotlights to ceiling, double glazed window, radiator.



Second Floor Landing

Cupboard, access to master bedroom.



Master Bedroom

15'8" into robe x 11'11" (4.77 into robe x 3.63) Fitted with a range of built-in sliding door wardrobes, double glazed window, radiator, access to en-suite.



En-Suite

8'0" x 6'4" (2.44 x 1.94) Comprising; shower cubicle, low level WC, wash hand basin, spotlights to ceiling, double glazed window, radiator.



External

Externally there is a garden to the front which is laid to lawn together with space for on site parking and access to a single garage. There is also a side gate which leads to the rear. The rear garden is generous in size and is mostly laid to lawn together with decking, planted beds and a fenced perimeter.

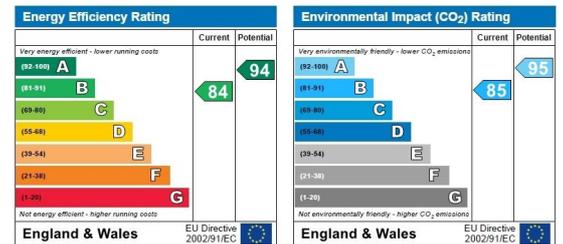


FLOOR PLANS



These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT



VIEWING ARRANGEMENTS

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