



FOLLOWWELLS

10 Rossall Avenue, Newcastle - ST5 3JJ
£585,000

- Executive Detached Dormer Residence
- Premium Residential Location
- Spacious and Adaptable Accommodation
- Beautifully Presented Interior
- Ground and First Floor Bedroom Accommodation
- Large Private Garden Plot

A splendid executive detached dormer residence offering an impressive and beautifully presented interior, providing extremely spacious and most adaptable accommodation. Features include an imposing feature hallway and landing area, well equipped dining kitchen with partial apex ceiling, additional reception sun lounge with views over the garden and luxuriously appointed bath/shower room suites.

There is a wide variety of bedroom accommodation to both ground and first floor level with an alternative choice of master bedroom suite.

The property is situated in one of the most highly regarded residential locations of town, with a good depth and private west facing rear garden plot.





The accommodation within the property starts with an enclosed front entrance porch set with glazed frontage and double doors opening to a large central reception hallway with continuation of tiled flooring running through and feature glass balustrade staircase to the first floor. There are two store cupboards including a large coats cupboard. Immediately to the left is the guest bedroom suite providing an alternative ground floor master bedroom, having bow window outlook to front, hard flooring, fitted furnishings and dressing area with further large fitted wardrobe leading to a modern three piece shower room.

To the opposite side of the hallway there is a large second front facing double bedroom with bow window and hard flooring. Adjacent to this bedroom is a separate fully tiled main bathroom with feature four piece suite which includes a large bath with centre-piece tap/spray fittings, enclosed corner shower cubicle and tabletop wash hand basin with contrasting splashback tiling and wall mirror.

The reception accommodation is situated to the rear of the property overlooking the garden which consists of a separate dining room with rear glazing to include double patio door opening onto the garden. This room of course offers potential to be a further alternative ground floor bedroom if so required. The main lounge lies adjacent with further glazed outlook including double patio door access, overlooking and entering onto the garden. There is an additional window to the side and a coal effect gas fire is set within an attractive marble surround/hearth.



The kitchen is well equipped and fitted with a good range of base/wall units having grey marble worktops with inset one and a half sink. There is a full range of integrated appliances comprising double oven/grill, upright fridge freezer, dishwasher and centre-piece inset five ring gas hob with splashback and extractor above. It enjoys a large picture window view over the rear garden and glazed double doors open to an additional sun lounge, with continuation of large format tiled floor and has glazed aspect to three sides including further double patio doors opening onto the rear garden and skylight windows within the ceiling apex. Returning back to the kitchen there is also access to a separate utility with matching large format tiled flooring running through, having provision for washing machine and cupboard, rear entrance door, two piece cloaks suite and internal access to a large single garage which has automatic roller door frontage.

The first floor features a large open landing space accessed from the glass balustrade staircase having hard flooring and further roof void storage. There are large skylights within the roof apex and the spacious landing area is ideally suited to create a peaceful reading or study area. Alternatively it is large enough to be divided and create a further first floor bedroom. To the left of the landing is the master bedroom suite with built-in wardrobes/storage areas including further access into remaining roof void and skylight windows. A dressing area recess is fitted with a large double wardrobe and leads to a luxury en suite bathroom having four piece suite which includes free-standing bath with central taps, large walk-in double shower cubicle with concealed ceiling mounted shower and vanity wash hand basin with double drawer unit. The bathroom is finished with a tiled floor and further skylight window. Additionally returning back to the landing, there is another bedroom currently fitted out as an office with built-in wardrobes/storage units either side, fitted desks, remaining roof void access, further large skylight window and feature glazed rear apex with French door opening onto a Juliette balcony enjoying views over the garden and partial far reaching views across to Whitmore Valley.





The property is situated in one of the most prestigious districts of town and stands on a good depth plot with tarmac driveway parking and shaped front lawn with assorted shrub borders. There is good width access to one side, in turn leading to a large private enclosed west facing rear garden, with paved patio, large lawn and further assorted shrub/plant borders. Additionally there is a timber framed garden shed and summerhouse.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





GROUND FLOOR

FIRST FLOOR



GROSS INTERNAL AREA
 TOTAL: 227 m²/2,435 sq ft
 GROUND FLOOR: 143 m²/1,534 sq ft, FIRST FLOOR: 84 m²/901 sq ft
 EXCLUDED AREAS: GARAGE: 15 m²/163 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

