



FOLLOWLLS

4 Lansdell Avenue, Newcastle - ST5 8ET  
£290,000



A beautifully presented traditional character semidetached house, situated in a highly popular town district location, offering excellent family accommodation. Enhanced and extended to provide an extremely useful and fully building compliant loft conversion top floor master bedroom with ensuite. In addition, the property has also undergone a more recent pitched roof ground floor extension to create a very desirable large open plan, rear facing, family dining kitchen. There is ample parking provided to the front with a driveway including an EV charging point to the side leading to a large detached garage and an attractive family sized rear garden.

Accommodation details: -

Enclosed traditional archway entrance porch, leading to the reception hallway, with original feature decorative tiled floor and turn staircase to the first floor, with under stairs cloaks WC and vanity wash basin. Attractive bay fronted sitting room with fitted window shutters and a log burner is set within the chimney breast, having rustic brick inset and slate hearth with display cupboards and shelving either side of the chimney breast.

To the rear of the property is a superb open plan extended family dining kitchen fitted with underfloor heating and bifold doors opening onto the rear garden. Additional skylight windows are situated within the vaulted ceiling and a further window to the side aspect with fitted shutters. The kitchen area is stylishly appointed with a modern extensive range of units and contrasting granite worktops, incorporating pull out cupboards, pan drawers and tall range, fitted with side-by-side full upright fridge and separate upright freezer. There is a feature freestanding combined fuel double cooking range with extractor and a fitted microwave oven. In addition a large matching style island /breakfast bar with contrasting coloured base units incorporating dishwasher and wine chiller creates a stunning kitchen.







The first floor offers a traditional layout, with three bedrooms including the original main bedroom having bay window outlook to the front. There is also a stylishly appointed and spacious family bathroom, with large format tiling and a P shaped bath having mains thermostatic shower/spray, feature tabletop wash hand basin and WC.

From the landing a 2nd staircase leads to a top floor master bedroom via a small landing vestibule with a cupboard housing the central heating boiler. The master bedroom is fitted with built-in wardrobes to one wall with further storage into the remaining the roof void. There is also an ensuite shower room fitted with a large walk-in shower cubicle with mains thermostatic power shower/spray, vanity wash basin and WC.

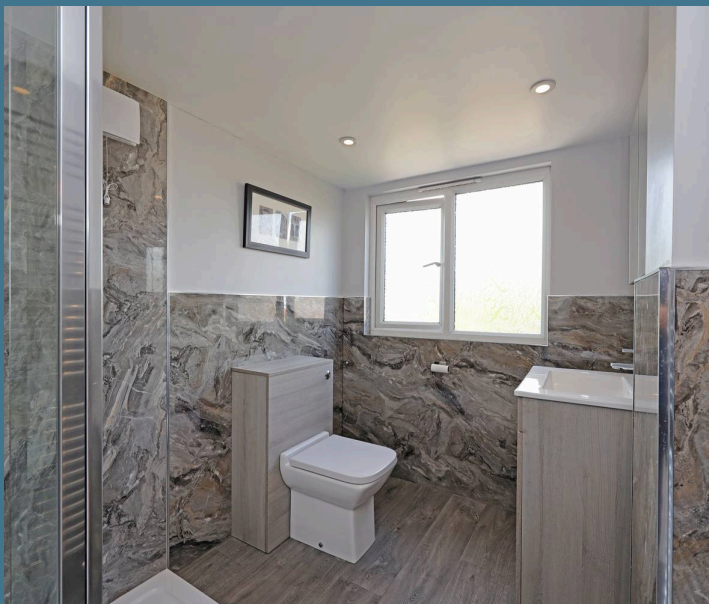
Externally the property provides ample parking with tarmac area to the front and driveway to the side, leading to a large detached brick and pitched roof tiled garage with up and over door, window and power connection.

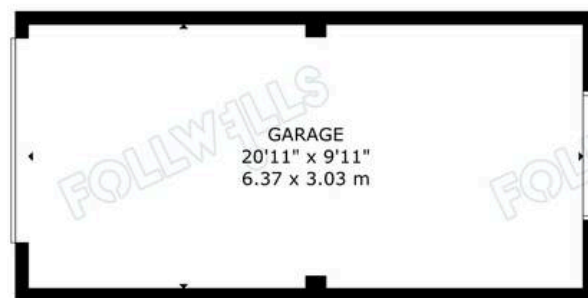
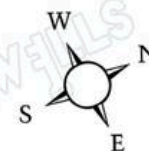
An attractive family size rear garden is fence enclosed offering privacy and is not directly overlooked from the rear. It comprises stone paved patio area with shape lawn having flowerbeds and further stone paved sun patio to the far end of the garden.

Council Tax band: C

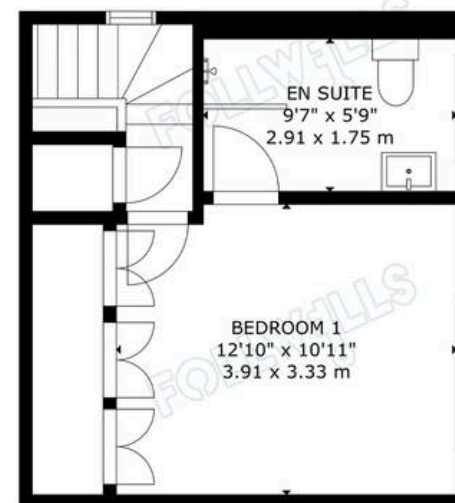
Tenure: Freehold

EPC Energy Efficiency Rating: C

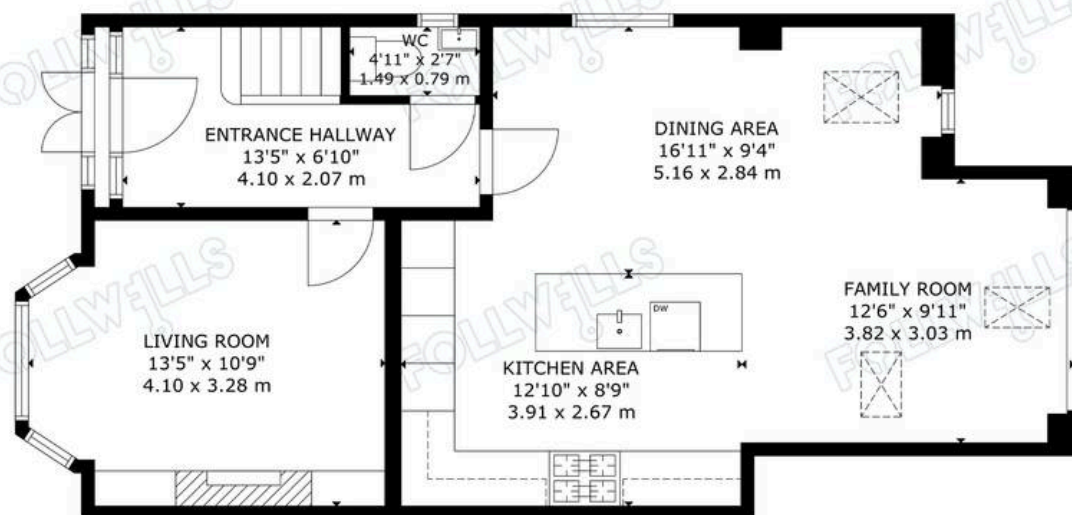




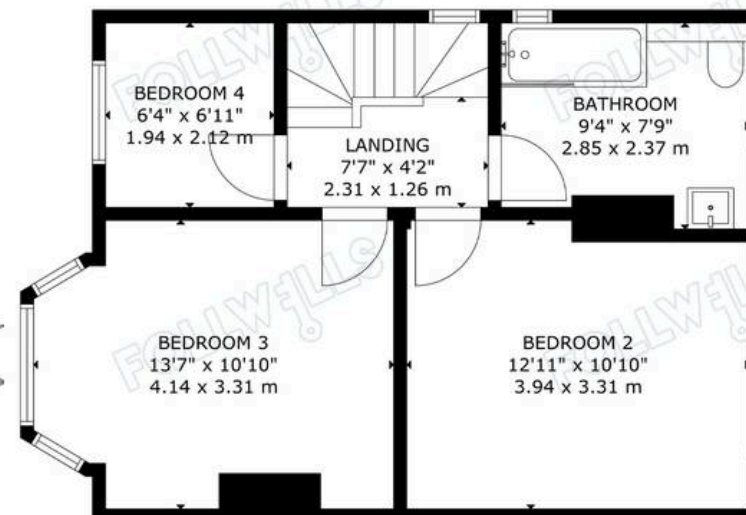
GARAGE



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR