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ASTURIAN WAY, FENHAM, NE4

Offers Over £500,000

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Stylish Four Bedroom, Modern Detached Family Home, Boasting Lounge, Open Plan Kitchen/Dining Room, Family Room, Utility Room, Family Bathroom plus Two Ensuites, Off Street Parking for Two Vehicles plus Garage & Relandscaped Rear Garden!

This superb modern detached family home enjoys is ideally positioned on the desirable and highly sought after The Grange development constructed by Bellway in 2021.

The property itself is located on Asturian Way, which offers direct access to excellent transport links with the A1 close by, as well as bus links offering easy access to Newcastle City Centre. The Grange, part of the 'Artisan Collection' is perfectly placed to provide easy access into Fenham with its excellent array of shopping facilities, cafés and restaurants, as well as great local schooling.

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The internal accommodation comprises: Entrance hallway with WC and store, staircase leading to the first floor and access to a generous lounge with walk-in bay window enjoying views to the front aspect.

To the very rear of the property is an impressive open plan kitchen/diner with French doors leading to the rear terrace and landscaped gardens. The kitchen is well equipped with a range of modern wall and base units and enjoys a generous central island with breakfast bar. The kitchen/diner flows through to a useful family room featuring an additional set of French doors providing access to the rear gardens. The kitchen/diner also allows access to a utility room, which offers further worktops and storage cupboards, along with access to an internal garage.

Upstairs, the first-floor landing gives access to four well-proportioned double bedrooms. The principal bedroom enjoys an open walk in dressing area with fitted wardrobes and ensuite shower room with WC. Two further bedrooms benefit from fitted wardrobes, with bedroom two having a convenient en suite shower room. The remaining bedrooms are served by a stylish family bathroom featuring a four-piece-suite, tiled flooring, and part-tiled walls. A handy storage unit is also located off the landing.

Externally, the property offers a tarmac driveway for off street parking for two vehicles, access to an integral single garage and benefits from an external EV charging point. To the rear, a delightful enclosed garden with fenced boundaries for privacy which is laid mainly to lawn with extensive patio and terraced areas.

With solar panels, and beautifully presented throughout, this excellent family home simply demands an early inspection and viewings are strongly advised.



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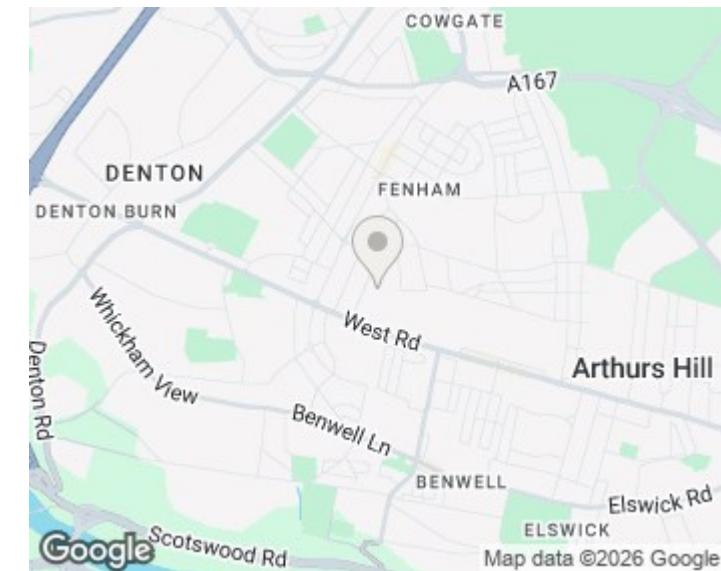
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : B



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	85	93	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		