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REEDSMOUTH PLACE, NEWCASTLE UPON TYNE, NE5

Offers Over £290,000

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Modernised Four-Bedroom Detached Home with Converted Garage, Stylish Kitchen, Private Rear Garden, and Off-Street Parking for Two Cars

This well-presented detached property offers versatile living with four bedrooms, two refreshed bathrooms, and a remodelled kitchen. A converted garage adds a flexible ground-floor reception room or fifth bedroom, while the private, non-overlooked rear garden and driveway parking for two vehicles complete the offering.

Situated in Fenham, the property enjoys a convenient residential location with access to a range of local shops, schools, and everyday amenities. Excellent transport links nearby offer straightforward connections to Newcastle city centre and surrounding areas

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The internal accommodation briefly comprises: Entrance into a hallway with access to a ground floor WC and a useful understairs storage cupboard. From the hallway, there is access into a spacious dual-aspect lounge, which enjoys a bay window to the front and plenty of natural light.

Also accessed from the hallway is a modern open-plan kitchen/diner, fitted with a range of wall and base units, integrated appliances including an oven, hob and extractor fan, and ample space for a dining table. French doors open directly out to the rear garden. The kitchen also leads through to a separate utility room with external access, as well as access into the converted garage. This versatile space offers potential as an additional ground floor reception room or bedroom.

To the first floor, the landing leads to four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a refurbished en suite shower room. The remaining bedrooms are served by a refurbished family bathroom, complete with a three-piece suite, tiled walls and flooring.

Externally, the property enjoys a private rear garden that is not directly overlooked, creating an ideal outdoor space. There is also driveway parking available for two vehicles.



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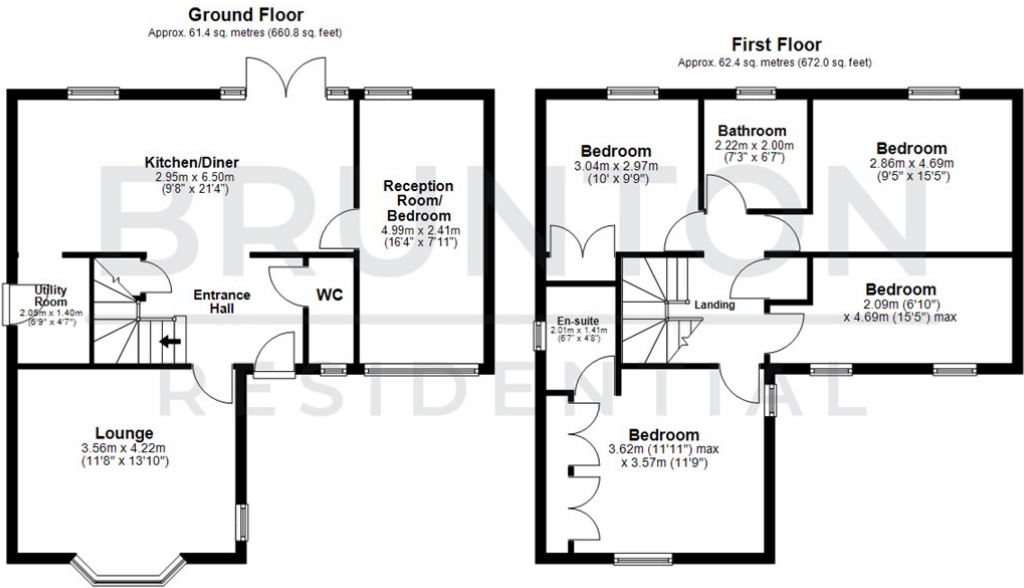
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : C



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



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

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