

# BRUNTON

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## RESIDENTIAL



**CAWFIELDS CLOSE, WALLSEND, NE28**

Offers Over £285,000

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Stylish & Modern Detached Family Home Boasting Close to 1,600 Sq ft, with a Wonderful Open Plan Kitchen/Dining & Family Space, Beautiful Lounge, Four Bedrooms, Family Bathroom plus En-Suite Shower Room, Off Street Parking plus Integral Garage & Located on Cawfields Close, Wallsend

This impressive and well presented family home offers spacious and versatile living accommodation throughout. The ground floor features a generous lounge, a large family room, a superb modern kitchen, a useful utility room and a convenient downstairs WC.

The upper floor hosts three well-proportioned bedrooms, including a principal bedroom with an en-suite shower room and a fourth bedroom currently utilised as a dressing room. The remaining bedrooms benefit from built-in storage and are served by a well-appointed family bathroom. The property further benefits from off-street parking, a garage and an enclosed rear garden.

Cawfields Close is ideally situated within easy reach of local amenities, reputable schools, and excellent transport links connecting Wallsend to Newcastle City Centre and beyond.

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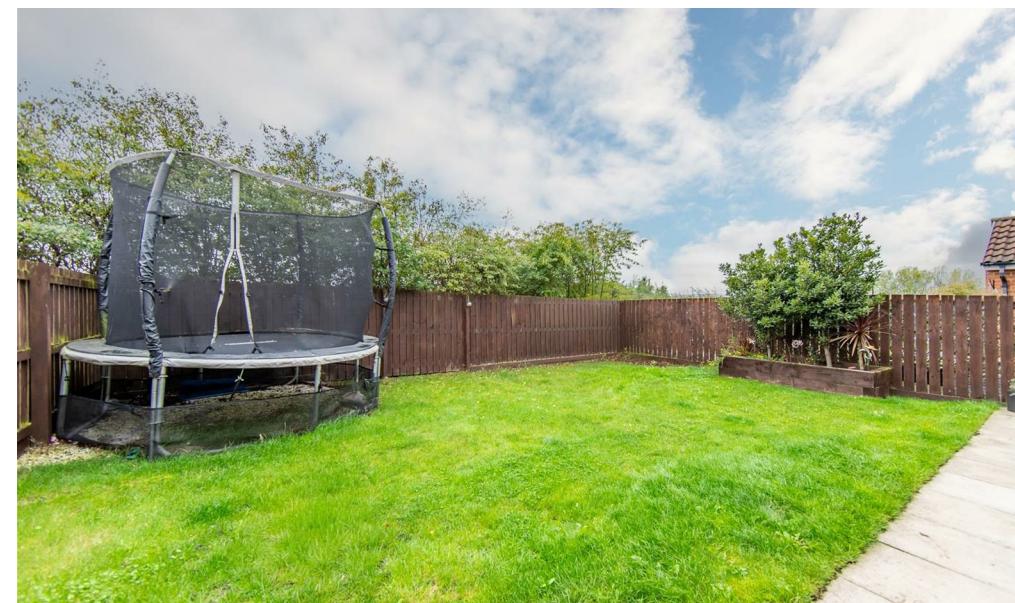
The internal accommodation comprises: Entrance hall featuring a bench with shoe storage space beneath and coat hooks above, creating a boot-room-style area. To the left is a spacious lounge with a front-aspect walk-in bay window and a bespoke feature fireplace.

To the rear of the hallway, a door leads into a family room with return stairs leading up to the first floor landing and French doors opening out onto the rear gardens. The family room is open to a superb re-fitted kitchen/breakfast room with a central island and breakfast bar. The kitchen is well equipped with integral appliances, ample cabinetry providing excellent storage space, and further French doors leading to the rear garden. The kitchen leads into a useful utility room, which in turn gives access to a convenient downstairs WC.

The first-floor landing gives access to three well-proportioned bedrooms, a dressing room/fourth bedroom, and a family bathroom. The master bedroom benefits from access to an en-suite shower room, while the remaining bedrooms include built-in storage. There is also an additional storage cupboard located just off the landing.

Externally, to the front of the property, a driveway provides off-street parking and leads to a single garage. This is complemented by a walkway to the front door and a neatly maintained lawned area. To the rear is a great, enclosed family garden, which is mainly laid to lawn, with a block-paved seating area providing a versatile outdoor space with fenced boundaries.

Well presented throughout, this excellent, modern detached family home simply demands an early inspection and viewings are deemed essential,



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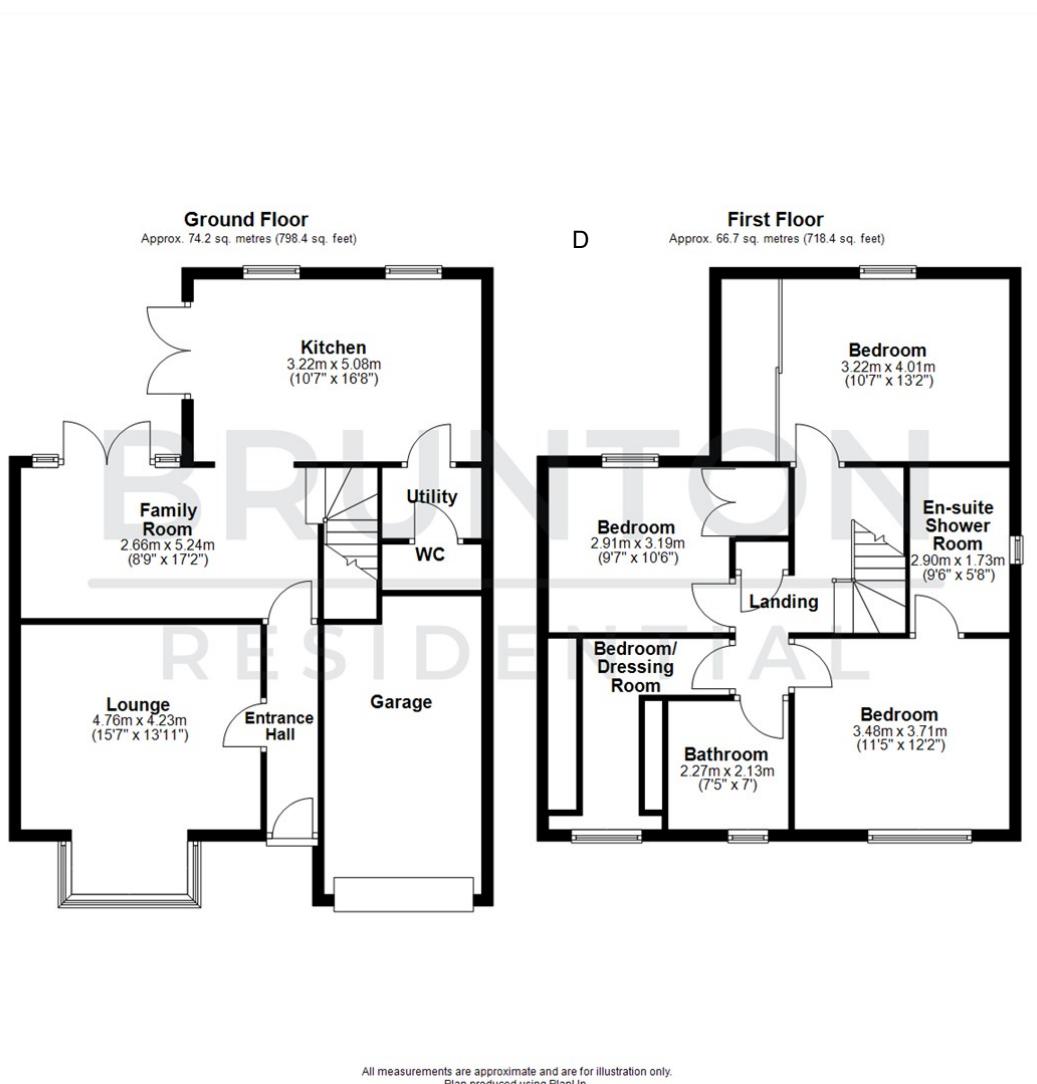
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TENURE : Leasehold

LOCAL AUTHORITY : North Tyneside

COUNCIL TAX BAND : D

EPC RATING : C



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	