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WILLOWBAY DRIVE, NEWCASTLE UPON TYNE, NE13

£245,000

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This three-bedroom semi-detached home on Willowbay Drive offers well-planned accommodation across two floors. The ground floor includes an entrance vestibule, a front-aspect lounge, an inner hallway with access to a ground-floor WC, and a rear kitchen/diner with integrated appliances and French doors leading to the west-facing garden. The first floor provides three bedrooms, including a principal bedroom with an en-suite shower room and balcony, along with a family bathroom and landing storage.

Externally, the property benefits from a driveway for two vehicles, a garage and a rear garden with lawn, patio and fenced boundaries.

Willowbay Drive is well positioned for access to local schools, transport links, shopping facilities and commuter routes into Newcastle and the coast.

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Upon entering, you're welcomed into an entrance vestibule which leads into a front-aspect lounge which provides further access to an inner hallway, where you'll find stairs to the first floor, and a convenient ground-floor WC under the stairs. To the rear of the property is a kitchen/diner with French doors opening out to the garden and ample space for a dining table. The kitchen is well-equipped with a range of wall and floor units, integrated appliances including an oven, hob, and extractor fan, wood worktop surfaces, and a rear-facing window overlooking the garden.

Upstairs, the landing gives access to three bedrooms. The principal bedroom benefits from an en-suite shower room and French doors opening onto the balcony which overlooks the front of the property. The remaining bedrooms are served by the family bathroom, fitted with a bath, washbasin, and WC. There is also a useful storage unit on the landing.

Externally, to the front, the property offers a driveway providing off-street parking for up to two vehicles, with access to the garage. To the rear is a well-maintained west-facing garden, mainly laid to lawn, with a paved patio seating area and fenced boundaries.



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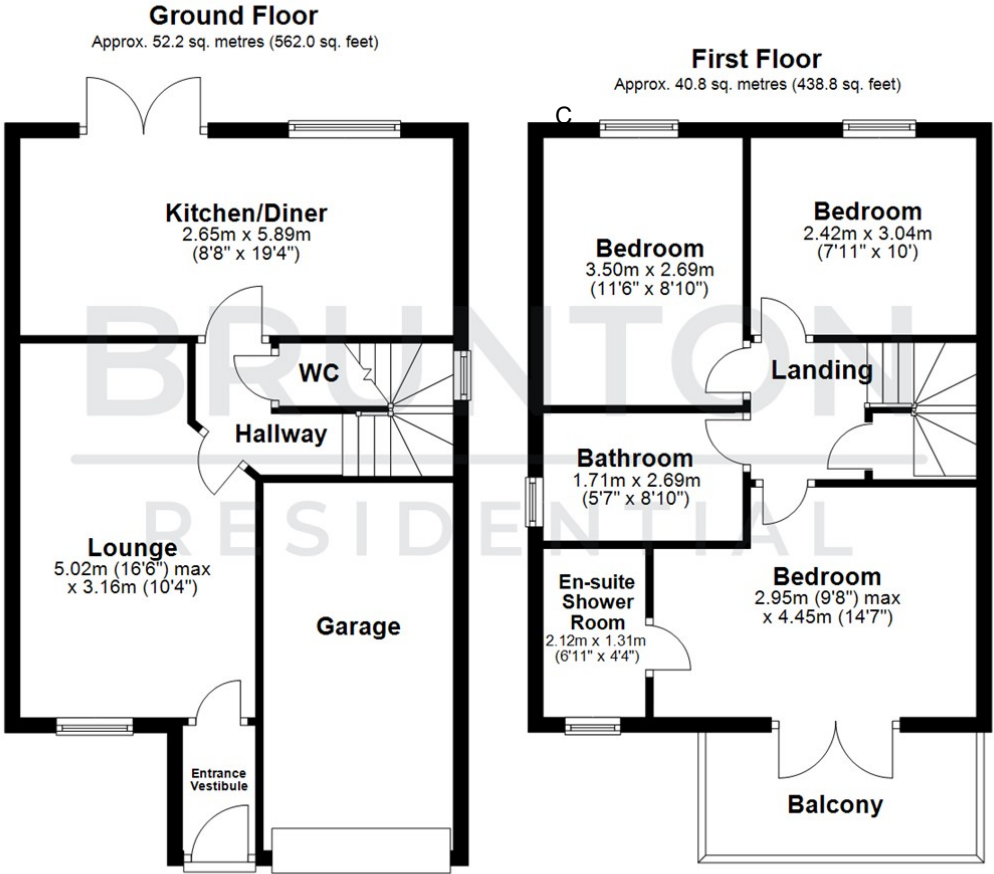
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : B



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		94
(81-91) B	82	
(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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		