



Cedar Place, Meadow Hill, Throckley

£345,000 Offers in Excess Of

MICHELLE ROPER

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# Cedar Place

Meadow Hill, Throckley, NE15 9FP

Proudly presenting this beautiful 4 Bedroom Detached Property on Cedar Place, in the ever popular location of Meadow Hill, Throckley

Situated within an enviable plot and benefitting from off street parking for multiple vehicles leading to Single Garage. To both the front and the rear, well maintained gardens can be found.

The property briefly comprises of Entrance Hallway, Lounge, Kitchen, Dining Room, Playroom/Home Office, Utility and WC to the ground floor. First floor offers Master Bedroom leading to ensuite Shower room, Bedrooms 2, 3 & 4 and Family Bathroom.

Cosmetically and aesthetically pleasing throughout, the current Vendors have created a beautiful home ready to move into.

Early viewing is highly recommended.

**Price: £345,000 Offers in Excess Of**



# Accommodation

## Entrance Hall

Through the front door of this beautifully presented 4 Bedroom Detached property, we enter into the Hallway. Ahead to the right, a wood open spindle, carpeted staircase leads to first floor accommodation. To the right is the Lounge, to the left a door provides access to Playroom/Home Office and ahead provides access to the Ground Floor WC and Kitchen. The Hall features a double radiator and wood floor underfoot.

## Lounge

Situated to the front of the property is the spacious Lounge. A double glazed window looks to front elevation underneath which sits a single radiator. The room is open plan leading to Dining area and Kitchen.

## Playroom / Home Office

Situated off the Hall and currently utilised as a Playroom is this versatile space with double glazed window to front elevation, underneath which sits a single radiator. The room is an ideal space for a Home office with views of front aspect and benefits from recessed spotlighting to ceiling and wood flooring underfoot.

## Dining Room

3.54m x 2.94m

Conveniently situated off the Kitchen is the Dining Room. Double Glazed sliding doors lead to private rear garden, the room is open plan connecting the Kitchen and Lounge and features recessed spotlighting to ceiling and wood flooring underfoot.



# Accommodation

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## Kitchen

Situated to the rear of the property is the spacious Kitchen, featuring a range of Grey shaker style wall and base units with complimentary chrome handles and marble effect work surfaces over-top leading to inset sink with chrome mixer tap. The Kitchen features integrated appliances including electric oven and gas hob with over-head extractor hood, dishwasher and fridge freezer. A double glazed window looks to private rear garden. To the left a door provides access to the Utility room. The room features recessed spotlighting to ceiling and wood floor underfoot.

## Utility Room

Off the Kitchen is the Utility room, fitted with Grey shaker style wall and base units, complimenting the Kitchen. The room benefits from a stainless steel sink with drainer and chrome mixer tap and is plumbed for automatic washing machine with space for tumble dryer. The room features wood floor underfoot.

## WC

The WC consists of a white two piece suite comprising of corner pedestal wash hand basin and low level WC, the room features a single radiator and wood flooring underfoot.

## Garage

The Garage is situated to the left of the property and is accessible via an up and over front door and side door access from rear garden. The garage features electric and lighting.



# Accommodation

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## First Floor Landing

An open spindle galleried landing leads to Master Bedroom, Bedrooms 2, 3 & 4 and Family Bathroom.

The landing features a single radiator and carpet underfoot.

## Master Bedroom

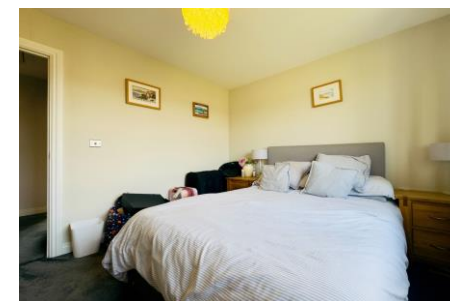
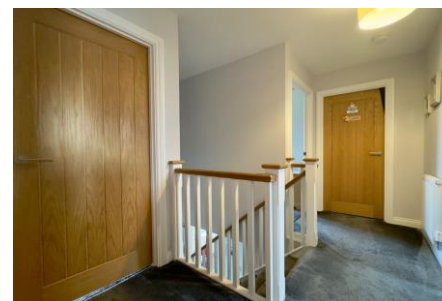
The Master Bedroom is a spacious double room with double glazed window to front elevation, underneath which sits a single radiator. Built in double door wardrobes sit to the right and a door to the left provides access to the en-suite shower-room. The room features carpet underfoot.

## En-suite Shower Room

The en-suite shower-room offers a three piece suite comprising of glass shower enclosure with overhead power shower and glass doors, pedestal wash hand basin and low level WC. An opaque double glazed window looks to front elevation and the room features a chrome heated towel radiator and wood floor underfoot.

## Bedroom 2

Bedroom 2 is a spacious double room with double glazed window to front elevation, underneath which sits a single radiator. The room benefits from carpet underfoot.



# Accommodation

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## Bedroom 3

Bedroom 3 is a spacious double room with double glazed window to rear elevation, underneath which sits a single radiator. The room is accommodating of triple wardrobe and features carpet underfoot.

## Bedroom 4

Bedroom 4 is a spacious single room with double glazed window to rear elevation, underneath which sits a single radiator. The room is accommodating of a double door wardrobe and features carpet underfoot.

## Family Bathroom

The Bathroom consists of a white three piece suite comprising of panelled bath, pedestal wash hand basin and low level WC. A double glazed opaque window looks to rear elevation. The room benefits from a chrome heated towel radiator and wood flooring underfoot.

## Externally

In an enviable plot the property benefits from a spacious garden to front. Approached via an extensive block paved driveway with parking for multiple vehicles, a pathway leads to front entrance. The front garden is laid mainly to lawn with mature shrub borders.


To the rear the garden has been extensively landscaped creating a beautiful outdoor space. Sliding doors from the dining room lead out to a paved patio area ideal for outdoor dining with overhead pergola. Beyond is a large lawned area continuing on to raised beds with gravelled and mature shrub area. Beyond the garage is a family seating/snug area.

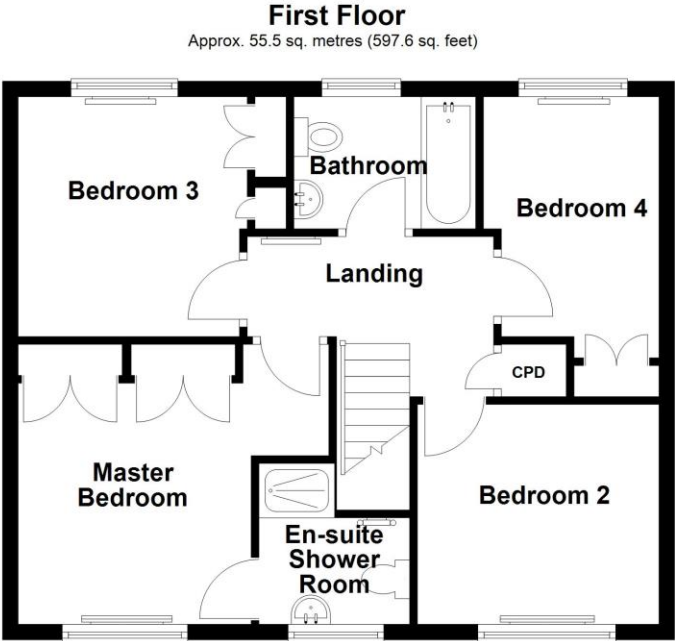


# Floor Plan & EPC

## Approximate Gross Internal Area

Ground Floor	54.2 sq. metres /583.7sq. feet
First Floor	55.5 sq. metres /597.6 sq. feet
<b>Total</b>	<b>109.7sq. metres /1181.3 sq. feet</b>

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 109.7 sq. metres (1181.3 sq. feet)







Local Authority  
Newcastle upon Tyne

Council Tax  
Band E

Tenure  
Freehold

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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