



# 37a Cornmoor Road, Whickham Newcastle upon Tyne NE16 4PU

## SITUATION AND DESCRIPTION

An impressive individually designed detached house, constructed circa 2007, well positioned on Cornmoor Road and approached via attractive electric gates. The five bedroom family home offers beautifully presented and well proportioned accommodation over two floors, with a magnificent reception hallway and galleried landing, four reception rooms, and a 27ft family kitchen/breakfast room. Externally the house has a generous driveway leading to a detached double garage, and lovely private gardens to the front and rear.

The property comprises: reception hallway, cloakroom/wc, 19ft sitting room, dining room, study, garden room, impressive family kitchen/breakfast room, utility room, galleried landing, en-suite shower/steam room, guest double bedroom, en-suite shower room/wc, three further bedrooms, family bathroom/wc, lawned gardens, detached double garage, timber aviary with potential as home office/studio.

The property has superb internal features including a bespoke oak staircase to the galleried landing, internal doors and a lovely wood parquet style flooring to the ground floor. The kitchen, designed by the 'Tynemouth Kitchen Company, has integrated appliances and a large central island, with vaulted open ceilings to the bedrooms and well appointed bathrooms and en-suites with under floor heating. The property has UPVC sash windows, gas fired central heating, double glazing, installed in 2011 with a 10 year guarantee, and a security alarm system.

## RECEPTION HALLWAY

21'9 x 14'3 (6.63m x 4.34m)

A superb reception hallway with a bespoke oak staircase leading to a first floor galleried landing, with oak parquet style flooring, decorative ceiling coving, inset spotlights and feature double doors to the front with stained glass and leaded detail. There is a built-in cloaks cupboard, understairs storage, two radiators and doors leading to the principal reception rooms, kitchen & breakfasting room and cloakroom/wc.



## CLOAKROOM/WC

6'5 x 3'5 (1.96m x 1.04m)

With a close coupled wc, wall mounted basin and a radiator.

## STUDY

10'1 x 15'1 (3.07m x 4.6m) (minimum measurements)

A versatile reception room with a sash bay window to the front elevation. The study has decorative ceiling coving, a dado rail and a radiator.

## LIVING ROOM

19'9 x 14'1 (6.02m x 4.29m) (maximum measurements to bay)

An excellent size principal reception room with French doors leading from the reception hallway and sash windows and French doors opening to the rear garden and terrace. The living room has a gas living flame fire with a cast iron insert and wood surround, decorative ceiling coving and two additional windows to the side.

## DINING ROOM

14'1 x 15'0 (4.29m x 4.57m) (maximum measurements into bay)

A lovely formal dining room with an attractive sash bay window to the front elevation, decorative ceiling coving and a radiator.

## GARDEN ROOM

14'8 x 13'2 (4.47m x 4.01m)

A fabulous garden room, which is open plan to the kitchen & breakfasting room, at the rear of the property. The garden room has a continuation of the parquet wood flooring, an atrium style roof giving excellent natural light, as well as French doors and picture windows overlooking the terrace and garden. The garden room has decorative ceiling coving, a radiator and an archway leading through to the kitchen & breakfasting room.

## KITCHEN & BREAKFASTING ROOM

27'3 x 14'1 (8.3m x 4.29m) (maximum measurements)

An impressive family kitchen & breakfasting room designed by the Tynemouth Kitchen Company.



The kitchen has an extensive range of cream fronted wall and base cabinets with granite worktops, a large Belfast style sink with mixer tap, Smeg gas range cooker with six hobs and extractor hood over, integrated dishwasher, microwave and space for an American style fridge freezer. Within the kitchen design there is a large central island with granite worktop with a canopy over with lighting. There is a continuation of the parquet wood flooring, two radiators, glazed cabinets with lighting, decorative ceiling coving, two sash windows to the side elevation and French double doors opening to the garden with additional sash windows to the side.



#### UTILITY ROOM

10'8 x 6'8 (3.25m x 2.03m)

With cream wall and base cabinets with a stainless steel sink drainer, space for a washing machine and tumble dryer, radiator and door to the side pathway which leads in turn to the garden.

#### FIRST FLOOR LANDING

Returning to the reception hallway, the oak staircase leads to a spacious galleried landing with three sash windows to the front elevation, an open vaulted ceiling giving a great feeling of space and light and a built-in storage cupboard housing the water tank.



#### MASTER BEDROOM

14'1 x 16'6 (4.29m x 5.03m)

A large double bedroom with three sash windows to the front elevation, an open vaulted ceiling and a radiator.

#### EN-SUITE SHOWER

With a travertine tiled floor, twin marble basins on a beautiful vanity stand with storage. There is a steam/shower room with body jets and a rainforest shower head and seating, a sash window to the side, chrome ladder radiator and inset spotlights.



#### BEDROOM TWO

14'9 x 14'1 (4.5m x 4.3m) (maximum measurements including en-suite)

A guest double bedroom, with three sash windows to the rear elevation overlooking the garden, an open vaulted ceiling and a radiator.



#### EN-SUITE SHOWER

With a close coupled wc, a contemporary rectangular wall mounted basin, chrome ladder radiator and double width mains shower. The en-suite has a tiled floor, inset spotlights, and loft access.



### **BEDROOM THREE**

14'1 x 14'9 (4.3m x 4.5m)

A large double bedroom with three sash windows to the rear elevation overlooking the garden, a vaulted ceiling and a radiator.

### **BEDROOM FOUR**

14'1 x 12'4 (4.29m x 3.76m) (minimum measurements excluding wardrobes)

A double bedroom with three sash windows to the front elevation, a vaulted ceiling, radiator and double door built-in wardrobes.



### **BEDROOM FIVE**

11'3 x 7'8 (3.43m x 2.34m)

A single bedroom has three sash windows to the dormer overlooking the garden, a large storage cupboard and a radiator.

### **BATHROOM**

9'7 x 7'4 (2.92m x 2.23m)

The family bathroom has a Duravit white contemporary suite comprising; double ended bath with wall mounted basin with vanity storage, concealed cistern wc, bidet, mains shower with separate handheld shower attachment and rainforest shower head. There are two sash windows to the side elevation, inset spotlights, Duravit wall mounted mirror, attractive wall and floor tiles and a contemporary vertical radiator.

### **EXTERNALLY**

The property is approached by electric wrought iron gates leading to a tarmac driveway providing off-street parking for several cars. This in turn leads to the detached garage.

### **DETACHED GARAGE**

19'2 x 21'3 (5.84m x 6.48m)

An attractive brick built garage with two electric doors to the front, power, lighting and storage into the roof space.

The front garden is landscaped with a lawn and attractive planted borders, with gates to each side of the property leading to the rear garden.

The rear garden has a raised lawned area with mature hedge and trees to the borders and a timber boundary fence. Within the garden there is a timber constructed aviary, ideal as a separate office or studio



### **ESTATE AGENTS NOTE**

The driveway to the property belongs to No. 37 Cornmoor Road, but the property has 24/7 access rights and contribute 50 per cent to any repairs.

### **SERVICES**

The property has mains gas, electric and water services.

### **DIRECTIONS**

Take the A1 sign posted south. Leave the A1 at junction 68, then at roundabout take the third exit onto the A692. Turn right onto Whickham Highway - B6317. Turn left onto Broom Lane. Turn right onto Millfield Road. Turn left onto Cornmoor Road

### **TENURE**

Freehold.

### **FLOOD RISK**

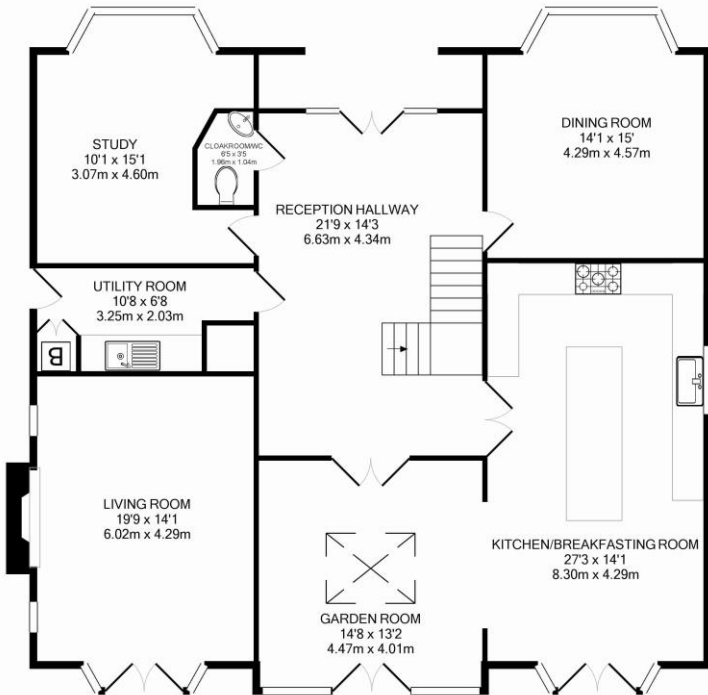
Please see website [www.environment-agency.co.uk](http://www.environment-agency.co.uk)

### **COUNCIL TAX:**

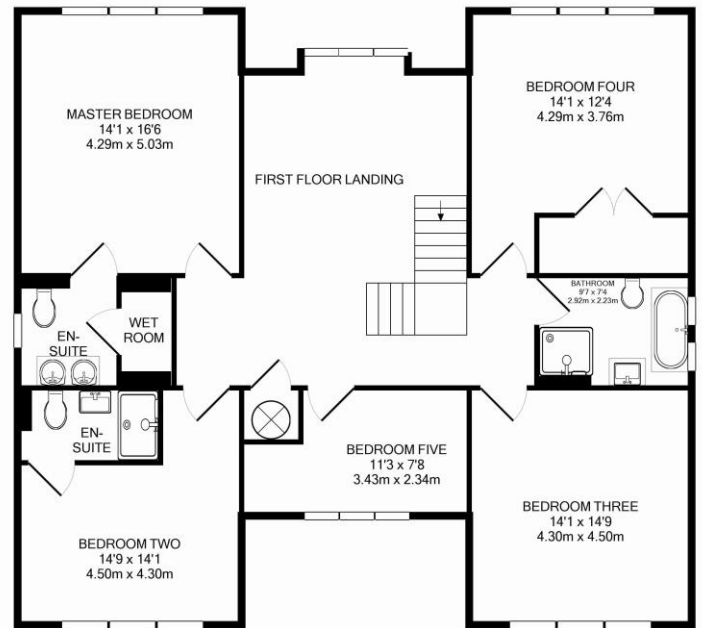
Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

### **ENERGY PERFORMANCE RATING:**

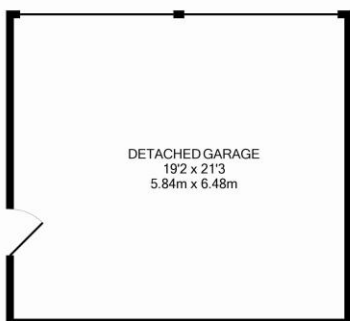
Grade: C



GROUND FLOOR



1ST FLOOR



DETACHED GARAGE

37A CORNMOOR ROAD, WHICHAM, NEWCASTLE UPON TYNE NE16 4PU  
TOTAL APPROX. FLOOR AREA 3154 SQ. FT. (293.0 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

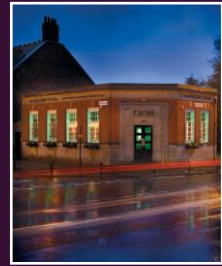
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**OPEN 7 DAYS A WEEK**

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37a Cornmoor Road  
Whickham



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Price on Application

