



12 Swainby Close, Whitebridge Park Gosforth, Newcastle upon Tyne NE3 5JE

SITUATION AND DESCRIPTION

A magnificent and stylish four bedroom family home, occupying a lovely mature site to the head of the cul de sac, with great views over the surrounding woodland and nature reserve, with a host of wildlife including deer, squirrels and a variety of birds. The home, at 2167 sq.ft is much larger than a standard property on Whitebridge Park.

The recently refurbished property offers stunning accommodation over two floors, finished to high specification throughout and with great attention to detail in the internal design, with high quality custom made American oak flooring, a contemporary open plan kitchen/breakfast room opening to the garden and terrace, and a luxury family bathroom and en-suite bathroom.

The accommodation briefly comprises: vestibule, cloakroom/wc, fabulous 22ft open plan American style great room, study/dining room, 20ft family room overlooking the open woodland and fields, impressive kitchen/breakfast room with integrated appliances, utility room, master bedroom with fitted wardrobes, luxury en-suite bathroom, three further double bedrooms, luxury family bathroom, single garage, mature, landscaped gardens. No upward chain.

A rare opportunity to purchase a stunning contemporary family home in Whitebridge Park, with versatile accommodation to the ground floor and within a superb private location towards the edge of this much sought after residential development.

The ground floor of the home has been designed to be versatile and has open spaces which can be configured to include:

ENTRANCE VESTIBULE

4'4 x 5'5 (1.32m x 1.65m)

With a uPVC door to the front, radiator, inset spots, oak flooring and a door to the cloakroom/wc and living room.

CLOAKROOM/WC

3'2 x 4'8 (0.97m x 1.42m)

With a concealed cistern wc, small rectangular wash hand basin within vanity unit, a double glazed window to the front, a radiator and oak flooring.

OPEN PLAN AMERICAN STYLE GREAT ROOM

22'3 x 20'9 (6.78m x 6.32m)

A fabulous open plan living area, with an oak open tread staircase with brushed steel and glass detail. The living room has beautiful solid custom American oak throughout the ground floor living areas, with inset spots to the ceiling and double glazed windows to both the front and rear elevations.



The living area has glazed patio doors opening to the garden room and attractive folding double doors opening to both the kitchen/breakfast room and family room/study. There are two radiators and brushed steel light switches and sockets.

STUDY/DINING ROOM

7'7 x 15'9 (2.31m x 4.80m)

A versatile second reception room, ideal as either a dining room or study, with a double glazed window to the front elevation, a continuation of oak flooring, inset spots and a radiator.

FAMILY ROOM

20'1 x 8'4 (6.12m x 2.54m plus 10'6 x 7'6 (3.20m x 2.29m)

A lovely L shaped family room, giving fabulous views over the garden to the woodland beyond, with double glazed uPVC windows and French doors opening to the terrace and garden. There is a continuation of the oak flooring, inset spots to the ceiling and a radiator.



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KITCHEN/BREAKFAST ROOM

17'5 x 15'7 (5.31m x 4.75m)

A stylish contemporary kitchen/breakfast room, with excellent natural light provided by the two double glazed patio doors opening to the garden and additional double glazed window overlooking the garden.

The newly fitted kitchen/breakfast room has an extensive range of hi-gloss wall and base cabinets with Earthstone worktops and an inset sink. Integrated appliances include; a 'Cooke and Lewis' halogen hob with a brushed steel splash back and 'SMEG' extractor fan over, dishwasher, microwave, double oven and fridge/freezer. The kitchen/breakfast room has a continuation of the oak flooring, stylish neutral tiling, inset spots to the ceiling, a radiator and a door to the utility room.

UTILITY ROOM

16' x 4'9 (4.88m x 1.45m)

A generous utility room with a range of wall and base cabinets with Earthstone worktops, incorporating a stainless steel sink and drainer, integrated washing machine and dishwasher. The utility room has oak flooring, inset spots, a radiator and a door to the side giving access to the pathway and garden.

FIRST FLOOR LANDING

The first floor landing has inset spots, access to the loft and a built-in airing cupboard housing the water tank.

MASTER BEDROOM

12'6 x 15'9 (3.81m x 4.80m)

An excellent master bedroom with attractive built-in wardrobes and bedside cabinets, a double glazed window to the front elevation, a radiator and door to the en-suite bathroom.

EN-SUITE BATHROOM

15' x 6'1 (4.57m x 1.85m)

An excellent contemporary en-suite fitted with a white double ended bath with separate mains shower with rainfall head, wash hand basin and wc housed within a vanity unit with storage, a chrome ladder radiator, neutral tiling and two double glazed windows to the rear. The bathroom has inset spots to the ceiling, a large wall mounted mirror and shaver point.



BEDROOM TWO

12'6 x 10'4 (3.81m x 3.15m)

A double bedroom, with a double glazed window to the front elevation, and a radiator.

BEDROOM THREE

11'4 x 9'5 (3.45m x 2.87m)

The double bedroom has a double glazed window overlooking the garden to the woodland, and a radiator.

BEDROOM FOUR

10'8 x 9'4 (3.25m x 2.84m)

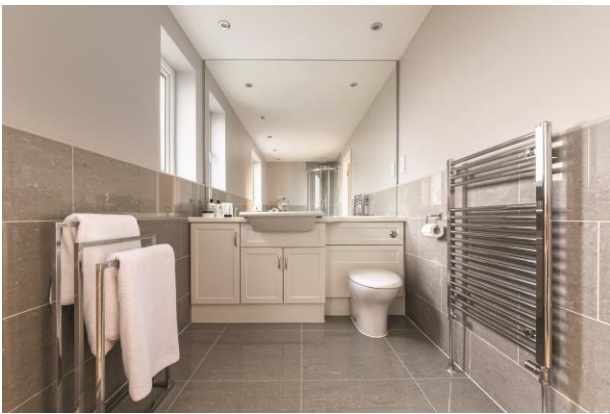
A double bedroom with a double glazed window to the front elevation, a built-in double door wardrobe and a radiator.



FAMILY BATHROOM

9'9 x 5'9 (2.97m x 1.75m)

A beautifully refurbished family bathroom with a white double ended bath with rainfall shower head and glass panel door, wc and wash hand basin in vanity unit with storage, neutral tiling, chrome ladder radiator, inset spots, shaver point, large wall mounted mirror and a double glazed window to the rear.



EXTERNALLY

There is a large block paved driveway providing off street parking for several cars, which in turn leads to the single integral garage.



GARAGE

16'5 x 8'6 (5m x 2.59m)

A single garage with an up and over door.

GARDEN

There is a gate giving access to the side of the property to the rear garden which is beautifully landscaped, predominantly lawned with a decked terrace seating area overlooking the woodland and copse, mature planted borders and a paved stone terrace area leading from the family room and kitchen.



The front garden has planted borders with attractive mature tree and shrubs.

No upward chain

SERVICES

The property has mains gas, electric, water and drainage.

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

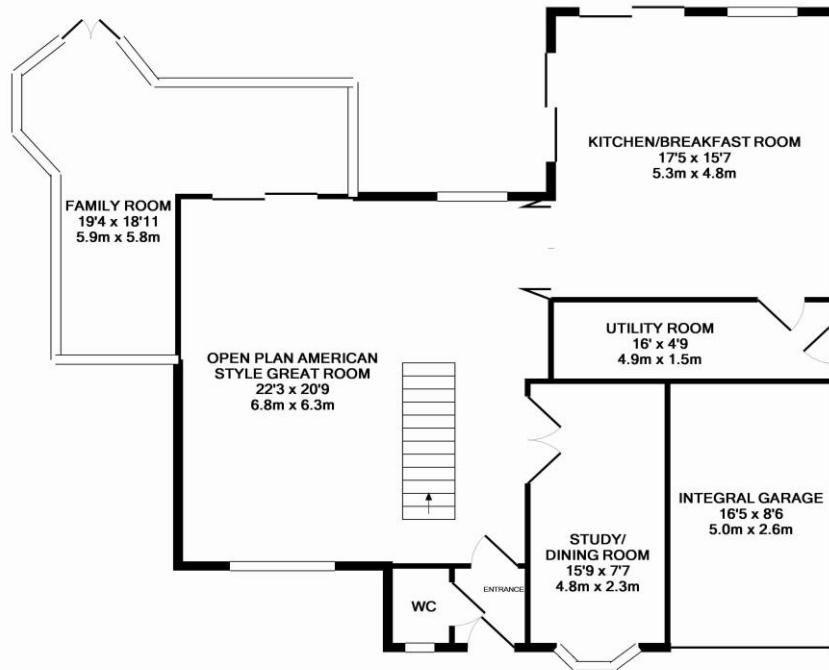
Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

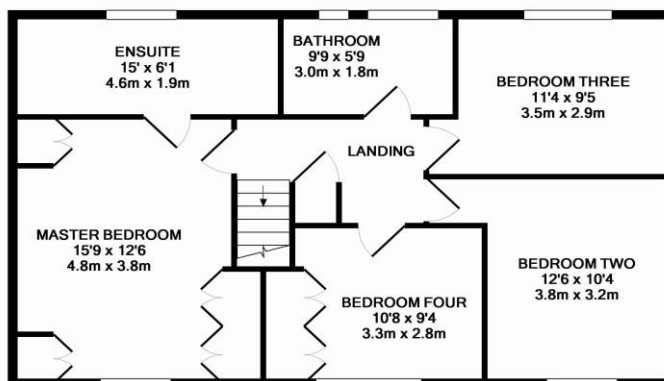
Grade: C



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GROUND FLOOR
APPROX. FLOOR
AREA 1342 SQ.FT.
(124.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 825 SQ.FT.
(76.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2167 SQ.FT. (201.3 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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Price: £550,000

