



13 Rayleigh Drive

Woodlands Park





13 Rayleigh Drive, Woodlands Park, Wideopen, Newcastle upon Tyne NE13 6AQ

Guide Price £279,000

An attractively presented and extended five bedroom semi detached house, with driveway parking for four cars, single garage and gardens to both front and rear. This excellent family home has been extended to both the ground and first floor with a further bedroom to the former loft space, creating well proportioned accommodation over three levels, which has been finished to lovely standard.

Entrance Hallway with staircase with contemporary timber and glass balustrade leading to the first floor| Generous lounge to front with large bay window giving excellent natural light. There is a gas living flame feature fireplace and double doors leading onto the dining room | Dining room with patio doors onto the rear gardens. | Modern kitchen fitted with a range of high gloss grey units, integrated electric double oven and gas hob. | Utility room plumbed for washing machine and dishwasher. There is a door to the garage and external door to the rear garden. | To the first floor, the landing splits. To the left leads to Master bedroom which enjoys a large picture window to front and fitted wardrobes provide ample storage | Second double bedroom to the rear with fitted wardrobes, drawers and shelving | Generous third single bedroom with fitted wardrobe Family bathroom including over bath shower| To the right of the staircase - Bedroom four which has large storage cupboard A door from the landing then gives access to a staircase which leads to a second floor landing area with storage cupboards to eaves and the fifth bedroom within the attic space which has Velux windows for natural light | Externally a block paved driveway to front provides parking for approximately 4 cars and leads to a single garage. The front garden is lawned with borders | Lovely private rear garden with stone flagged patio area, raised lawn and well stocked borders.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band C

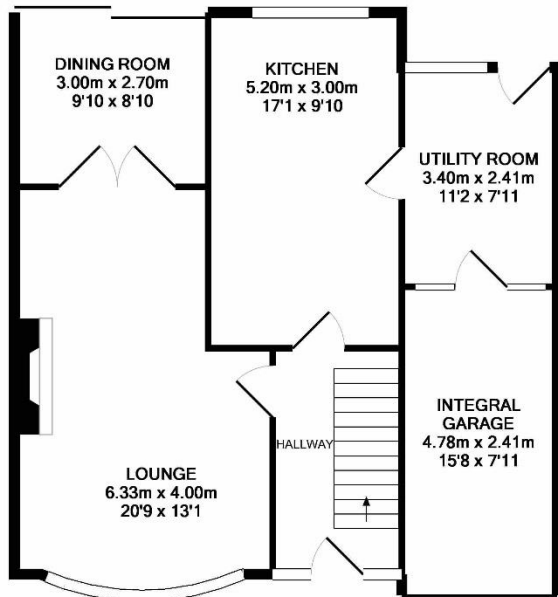
Energy Performance Certificate: Rating C



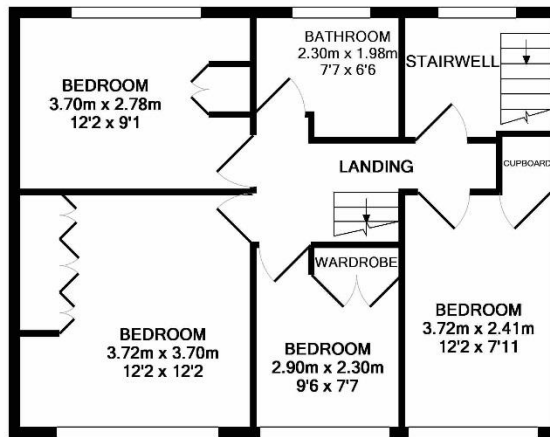




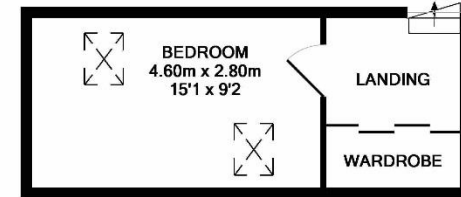




GROUND FLOOR
APPROX. FLOOR
AREA 72.6 SQ.M.
(781 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 54.7 SQ.M.
(588 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 19.0 SQ.M.
(205 SQ.FT.)

TOTAL APPROX. FLOOR AREA 146.3 SQ.M. (1575 SQ.FT.)

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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All enquiries to our Gosforth Office | 95 High Street, Gosforth, Newcastle upon Tyne NE3 4AA

T: 0191 213 0033 | www.sandersonyoung.co.uk

