



**43 Laburnum Grove**

Sunnyside, Newcastle Upon Tyne, NE16 5LY

**youngsRPS** 

# 43 Laburnum Grove

## Sunniside

### Newcastle Upon Tyne

#### NE16 5LY

A substantial and well-presented three/four-bedroom semi-detached family home positioned wonderfully at the end of the cul-de-sac with off road parking and extensive well-established garden.

- Well presented, semidetached home
- Three/four bedrooms
- Extensive and versatile accommodation
- Modern bathroom & kitchen
- Wonderfully positioned
- Mature landscaped garden
- Off road parking
- Energy efficiency rating D



**youngsRPS** 

Youngs Hexham 01434 608980



### DESCRIPTION

A substantial and well-presented three/four-bedroom semi-detached family home positioned wonderfully at the end of the cul-de-sac with off road parking and extensive well-established garden.

The property benefits from being the final plot in the cul-de-sac, allowing for no passing traffic. A mature front garden and off-road parking leads to the front door. The entrance hallway with stairs to the first floor, LVT flooring. The main living/dining area enjoys dual aspect with large window to the front of the property and French doors to the rear through to the dining area leading to the conservatory. The living area has a bespoke built in media wall with fitted back lighting and custom designed space that presently encloses a 65" TV above a modern electric flame effect fireplace. The conservatory with lightweight thermal roof is a bright and inviting space that enjoys a pleasant outlook over the rear garden.

The kitchen has fitted wall and base cabinets with laminate worktops, space for presently a rangemaster double oven cooker and multi ringed hob with extractor hood. Fitted integrated dishwasher, stainless steel sink and drainer with mixer tap. The spacious utility room has wall and base units, sink with mixer tap, plumbing space for washing machine and having access to the rear garden. The former integral garage has been converted into an additional reception/office area or potential fourth bedroom with

attached private shower room comprising shower cubicle, wash hand basin and WC. The first floor has three spacious bedrooms, two double bedrooms and a good-sized single room. The main bedroom has fitted wardrobes and is situated to the front of the property, the second bedroom overlooks the garden and to the park beyond. The recently fitted family bathroom is equipped with a modern bathroom suite comprising; Luvanto flooring and clad walls, bath, double shower, wash hand basin and WC. Externally, the property boasts one of the largest rear gardens in the street, which has been thoughtfully landscaped to create a great family area, the majority being mainly laid to lawn with a paved patio area, the main lawn includes a raised bedded border including fruit trees. We highly recommend a viewing to fully appreciate this fantastic family home.

### LOCATION

Situated in the centre of Sunnyside, the property is ideally located near to primary schools, local shops and amenities as well as restaurants and public houses. In addition, major shops and a full range of retail and leisure facilities can be found a short drive away in nearby Whickham and the region's leading shopping centre the Metrocentre. Good public transport links are easily accessible with rail services west to Carlisle and east into Newcastle city centre available from the Metrocentre in addition to the excellent road networks of the A1, A692 and A6076.

### CHARGES

Gateshead County Council tax band C

### SERVICES

Mains electricity, water, sewage and gas.

### VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

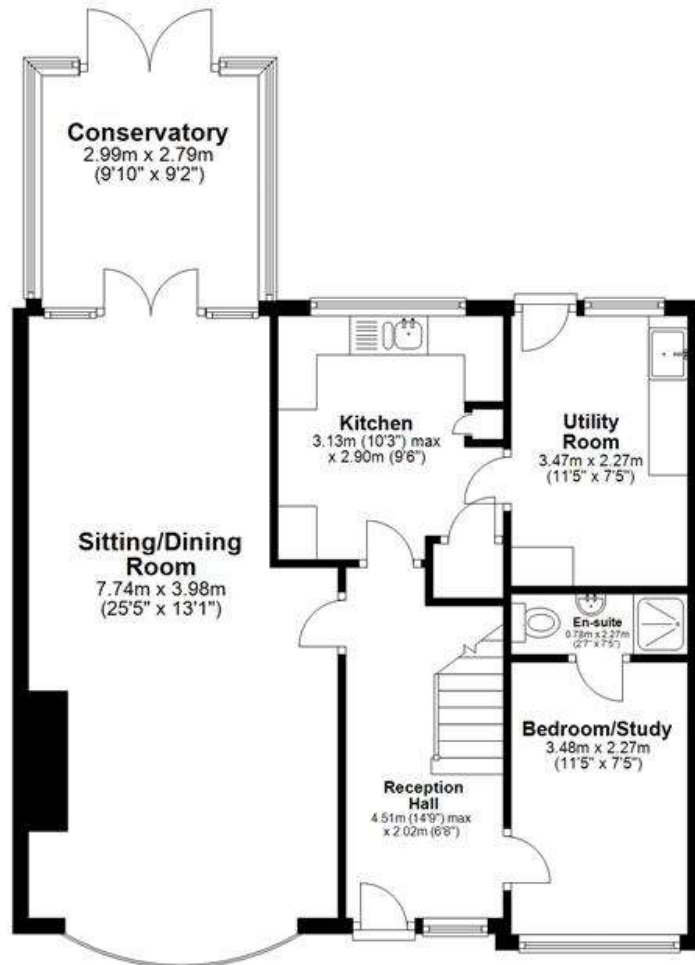
### FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



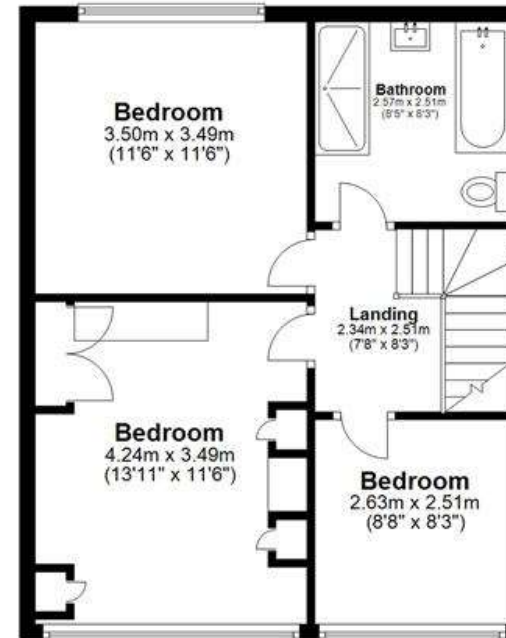
## Ground Floor

Approx. 75.1 sq. metres (807.9 sq. feet)



## First Floor

Approx. 47.6 sq. metres (512.1 sq. feet)



Total area: approx. 122.6 sq. metres (1320.0 sq. feet)

**43 Laburnum Grove, Sunnyside, Sunnyside**

R201



**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

### NORTHALLERTON

General: 01609 773004  
Land Agency: 01609 781234

northallerton@youngsrps.com

### SEDGEFIELD

General: 01740 617377  
Land Agency: 01740 622100

sedgefield@youngsrps.com

### NEWCASTLE

General: 0191 261 0300

newcastle@youngsrps.com

### HEXHAM

General: 01434 608980  
Land Agency: 01434 609000

hexham@youngsrps.com