

## 37 Walsingham Gardens, Newcastle

£375,000 Freehold



This breathtaking detached property has been thoughtfully renovated throughout and offers a master bedroom with dressing room and en suite, along with two double bedrooms and a further single bedroom. • Inside, you will find a bright living room, modern kitchen/breakfast room, generous conservatory, a beautiful family bathroom and convenient downstairs W/C. • This home is perfectly located on Westbury Park just a short walk to shops, eateries, and healthcare services. Nearby you will find schools and amazing commuters links to the A500 and M6. • The expansive rear garden offers patio seating space, a lush grass lawn and decked seating areas. The converted garage offers a space for a home office, playroom or even a home bar. • To the front of the home you will find a low-maintenance lawn, generous driveway with off-road parking and an under-storey car port.





Sleek, luxurious, and something we here at James Du Pavey call the definition of wow! This stunning detached home on Walsingham Gardens has been thoughtfully renovated and is ready for you to move right in! The tour begins in the entrance hall, leading into a bright and airy living room with a striking bay window and contemporary media wall. Continuing through, you will discover the open-plan kitchen/breakfast room with fashionable cabinetry, integrated appliances, and high-end finishes that elevate this space. The addition of a stunning breakfast table and an air conditioning unit makes this room as practical as it is beautiful. Off the kitchen you will find a spacious under-stairs storage cupboard that provides room for all your household essentials. To the rear of the home is a generous conservatory offering a versatile space that could be a playroom for little ones, a bright home office, or even an extension creating an open-plan kitchen/living/dining room (STNPP). A convenient downstairs W/C completes the downstairs. Upstairs is home to the extended master bedroom, with its own dressing room and en suite shower room. Two additional double bedrooms, plus a further double bedroom, offer space for a growing family or guests. The family bathroom offers a serene space with a bath, TV unit, sink, and W/C. Step outside to the expansive rear garden, spread across three levels. The patio seating area, lush grass lawn, and decked seating area make this the ideal spot for hosting friends and family. The converted garage in the rear garden could serve as a studio space, a playroom for little ones, or even a home bar for the grown-ups. The front of the home is equally perfect with a low-maintenance rear garden, a driveway with off-road parking, plus a spacious under-storey carport offering additional parking space. Located in the highly sought-after Westbury Park, this home is just a short walk from local shops, eateries, healthcare services, and the popular Westbury Tavern. Excellent schools and play areas are also nearby, making this an ideal location for families. Commuters will appreciate the easy access to the A500, M6, and Stoke train station, all just a short drive away. And just like that, you've toured a home that is as stunning and downright jaw-dropping as we promised! This home isn't going to admire itself! Book a viewing before someone else snatches this beauty up.

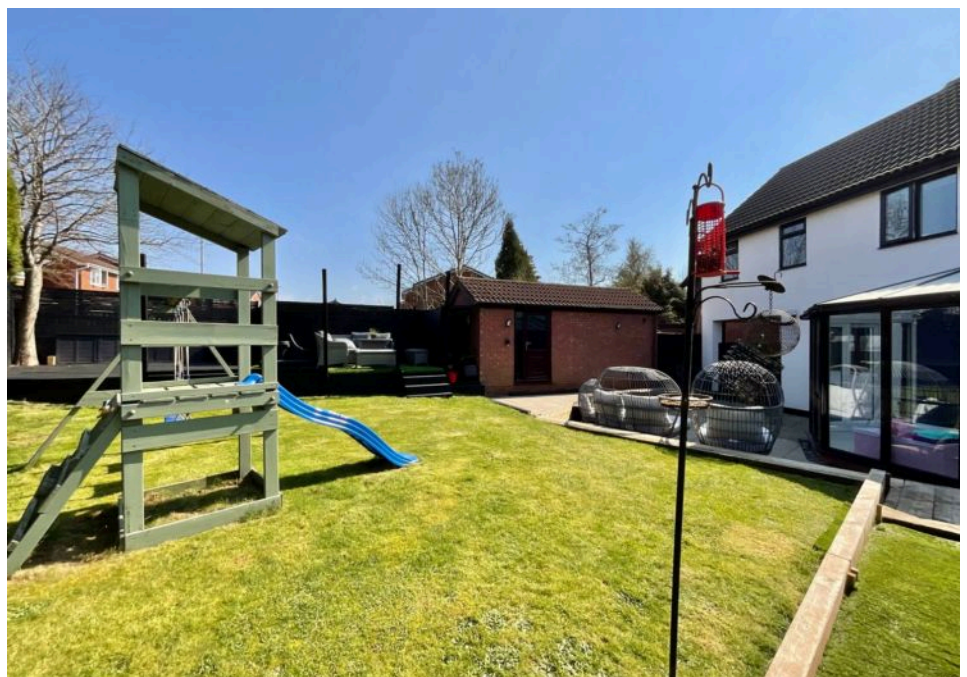
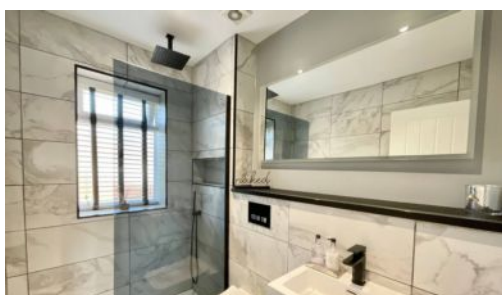


Stunning detached 4 bed home in Westbury Park. Renovated to perfection with open-plan kitchen, bright living room, spacious bedrooms, beautiful garden, and versatile conservatory. Ideal for families, close to amenities, schools, and transport links. Book a viewing before it's gone! Council Tax band: D

Tenure: Freehold

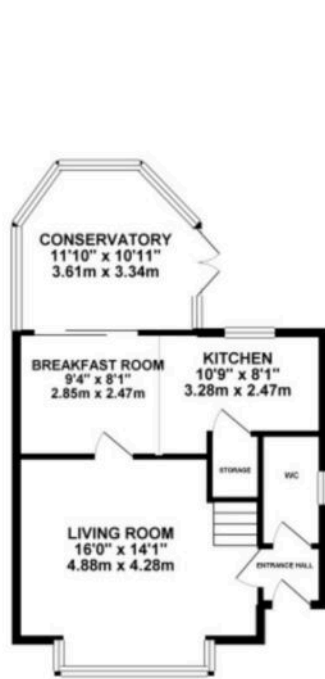
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

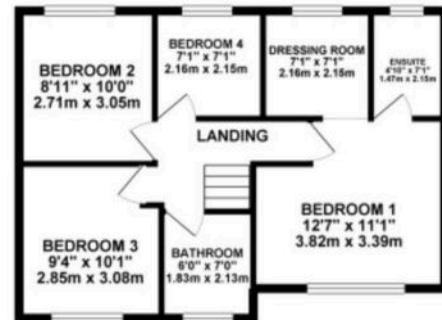




GROUND FLOOR 631.66 sq. ft.  
( 58.68 sq. m. )



1ST FLOOR 536.56 sq. ft.  
( 49.85 sq. m. )



TOTAL FLOOR AREA : 1168.22 sq. ft. ( 108.53 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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01785 814917