



## 4 bed detached house to buy in

The Pavilion, Swalwell, Newcastle upon Tyne, Tyne and Wear, NE16 3BZ

# £340,000

🏠 x4 🚗 x1 🚲 x1

Tenure

**Freehold**

Double Garage parking

## Property features

- ✓ Detached house
- ✓ Four bedrooms
- ✓ En-suite to master
- ✓ Double Garage and Driveway
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Introducing this stunning four-bedroom detached house nestled in the highly sought-after area The Pavilion. This splendid residence is perfectly positioned just a stone's throw away from local amenities and provides excellent transport links, making it an ideal choice for families and commuters alike.

As you step inside, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The generous lounge, adorned with a cosy multi-fuel burner, invites you to unwind in its warm ambience. Adjacent to this inviting space is a convenient cloakroom featuring a modern WC, ensuring practicality for everyday living.

The heart of the home is undoubtedly the stylish kitchen/dining room, a perfect setting for entertaining or family gatherings. The kitchen is designed with functionality in mind, boasting contemporary fixtures and ample counter space that any cooking enthusiast would appreciate. Flowing effortlessly from this area is a bright conservatory, where sunlight floods in, creating an uplifting atmosphere and offering a seamless connection to the beautifully landscaped outdoor spaces.

Retreat to the luxurious master bedroom, a true sanctuary equipped with a private en-suite bathroom, providing both comfort and privacy. In addition, there are three well-proportioned bedrooms, each providing ample space for family members or guests, ensuring everyone feels at home.

The outdoor areas are equally as impressive, featuring meticulously landscaped gardens both at the front and rear of the property. These serene spaces are perfect for relaxation, outdoor dining, or entertaining friends and family during warm summer evenings. Practicality is also a key feature, with direct access to a spacious double garage and a wide driveway that accommodates multiple vehicles with ease.

This exquisite property encapsulates the essence of comfortable family living in a prime location, where modern amenities blend harmoniously with tranquil outdoor spaces.

Council Tax Band: E

Tenure: Freehold

Price: £340,000

Property Type: Detached House

Parking: Double Garage, Driveway, Driveway & Garage

Heating: Gas

## External Front

Composite door and a gas central heating radiator



## Entrance Hallway

## Cloaks / WC

Low level W/C, wash hand basin, gas central heating radiator.



## Lounge

3.63m x 5.36m (11'10" x 17'7")

Double-glazed window, multi-fuel burner and a gas central heating radiator.



## Dining Room

3.73m x 2.75m (12'2" x 9'0")

Double-glazed French door and gas central heating radiator.



## Conservatory

2.71m x 3.74m (8'10" x 12'3")

There is a double-glazed window and French doors leading to the rear garden.



## Kitchen

4.58m x 3.74m (15'0" x 12'3")

The Kitchen features a double-glazed window, a gas central heating radiator, and a sink unit with a mixer tap. It includes an electric Neff oven and a gas Neff hob, accompanied by an extractor hood. The Kitchen is equipped with fitted wall and base units that have square top quartz surfaces, and there is also a double-glazed door leading to the Rear garden.



## Double Garage

Plumbed for washer and dishwasher.

## Stairs to first floor landing

## Master bedroom

4.02m x 3.42m (13'2" x 11'2")

Double glazed window and a gas central heating radiator.



## En-suite

low-level W/C, Walk-in shower, wash hand basin, double-glazed window and a gas central heating radiator.



## Bedroom 2

3.20m x 3.30m (10'5" x 10'9")

Double-glazed window and a gas central heating radiator.



## Bedroom 3

2.51m x 3.38m (8'2" x 11'1")

Double-glazed window and a gas central heating radiator.



## Bedroom 4

2.74m x 3.28m (8'11" x 10'9")

There is a double-glazed window and a gas central heating radiator.



---

## Bathroom

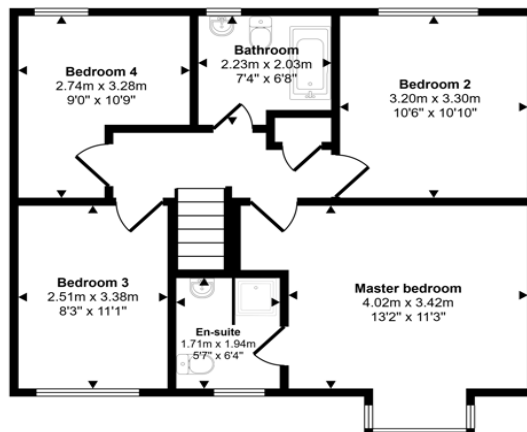
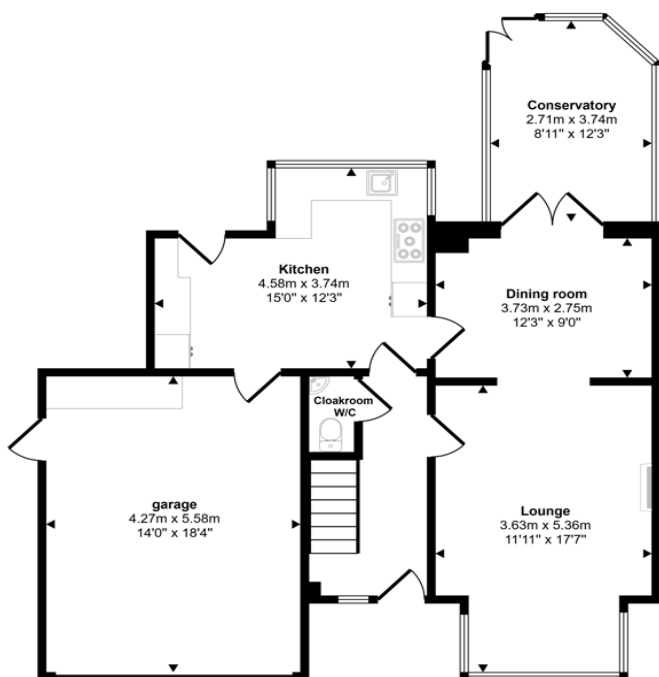
There is a low-level W/C, a panelled bath with a shower above, a wash hand basin, a double-glazed window, and a gas central heating radiator.



---

## External rear

Approx Gross Internal Area  
147 sq m / 1583 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>S1</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The Pavilion, Swalwell, Newcastle upon Tyne, Tyne and Wear, NE16 3BZ

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

