

## Asking price of £229,950

### Maybury Villas, Longbenton, NE12



- Freehold house
- Double glazing
- Ensuite to main bedroom
- Three bedrooms
- Modern composite front door
- Garage
- Worcester gas combi boiler
- Fabulous fitted kitchen
- Three-four car driveway

Welcome to this stunning three-bedroom semi-detached property, ideally situated in the popular area of Longbenton. If convenience and modern living are at the top of your list, then look no further. Located just a short walk from the local Metro station, this home offers a lifestyle of ease and convenience, with the Freeman Hospital and both the Quorum and Baliol Business parks within easy reach.

As you step inside, you'll immediately appreciate the immaculate decor that runs throughout the house. The attention to detail is evident, making this property a truly "turn-key" home.

The kitchen has been re-fitted in recent years, with a superb range of units from Howdens Joinery. It features a gas hob, electric oven, and a super-modern extractor

hood.

One of the standout features of this property is the generous rear garden, providing a lovely outdoor space. What makes it even more special is the fact that it is not directly overlooked from the rear. There's also a generous drive that can accommodate 2-3 cars (depending upon size), along with a single garage, creating both ample parking and storage options.

When it comes to comfort, this home is double glazed with a recently installed composite front door, and gas central heating powered by a Worcester Bosch combi boiler, which was replaced around 2020.

Upstairs, the main bedroom features a Juliet balcony and an ensuite shower room. The second bedroom offers a good sized space, while the smaller third bedroom is ideal for a home office or nursery. There is also a main bathroom with stylish design features.

Council tax band B , energy rating C. Freehold.

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**Main double glazed composite door to :**

**Hallway**  
With radiator.

**Ground floor w.c.**  
With wash basin and w.c.

**Kitchen**  
*4.28m x 2.50m (14'1" x 8'2")*  
With vintage style radiator. Fitted with an excellent range of Howden's units. Integrated gas hob, electric oven and stylish extractor hood. Plumbing for dishwasher and plumbing for washing machine, space for fridge freezer.

**Living room**  
*4.57m x 3.90m (14'12" x 12'10")*  
With two radiator. Cupboard. Patio doors to garden.

**First floor landing**  
Cupboard. Access to loft via pull down ladder, with some storage space.

**Bedroom one**  
*3.31m x 3.41m (10'10" x 11'2")*  
With radiator. Patio doors with Juliet balcony. Cupboard with Worcester gas combi boiler. Door to :

**Ensuite**  
With radiator. Wash basin, w.c. and walk in shower.

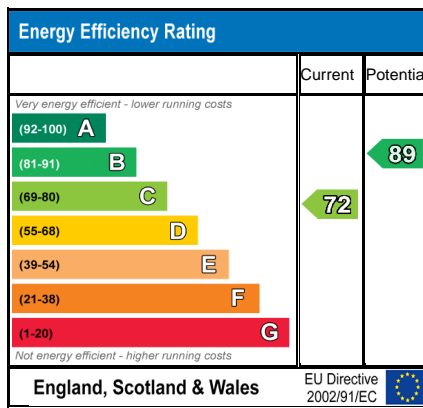
**Main bathroom**  
With radiator, white suite with bath, wash basin and w.c.

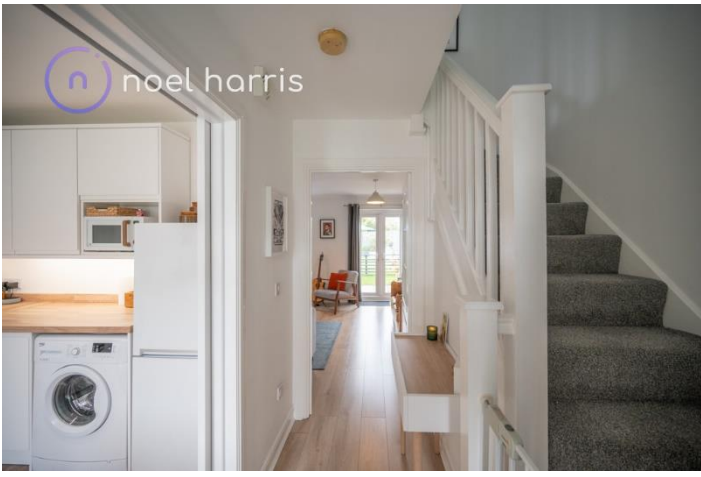
**Bedroom two**  
*2.38m x 2.77m (7'10" x 9'1")*  
Radiator.

**Bedroom three/study**  
*2.07m x 2.08m (6'9" x 6'10")*  
Radiator. A smaller sized bedroom ideally suited as a home office or nursery.

**Outside**  
Gravelled garden area to front with planted area near front door. Driveway for 2-3 cars (depending upon size) leading to : Single Garage 5.40 x 2.82m. With light and power. Generous rear garden with patio and lawn. Fully enclosed and not directly overlooked from the rear.

**Floor plan**  
A floor plan has been included as a rough guide only and must not be relied upon for any other purpose. The floor plan is not guaranteed to be to scale.





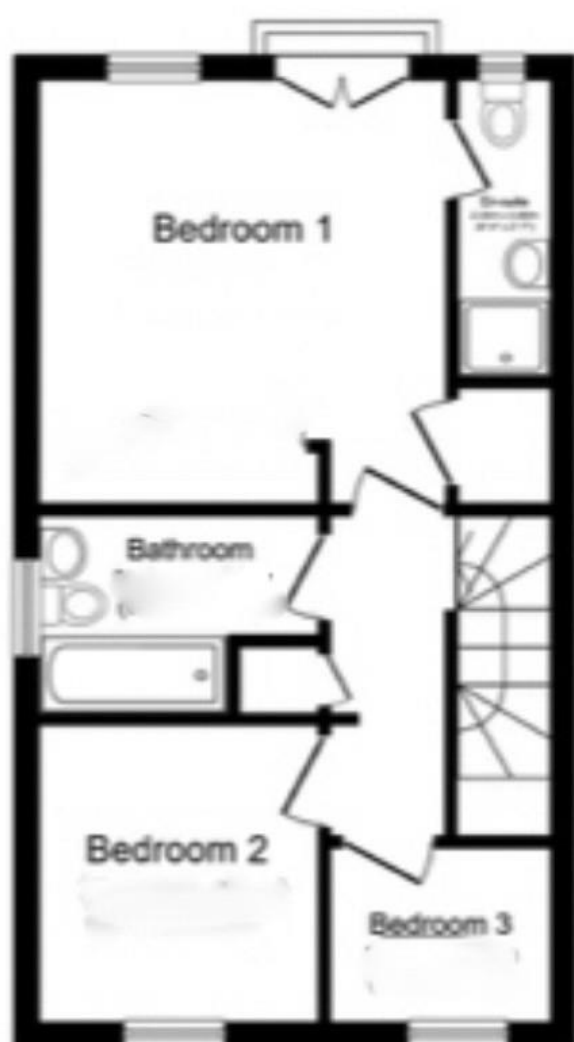








**Ground Floor**



**First Floor**

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## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

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