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Appletree Gardens, Walkerville, Newcastle upon Tyne

£ 349,950

**** NEW TO THE MARKET ** APPLETREE GARDENS, NEWCASTLE UPON TYNE ****

We are delighted to present this charming three-bedroom semi-detached bungalow, offering spacious accommodation, character features and a lovely blend of indoor and outdoor living.

The property welcomes you through a porch into a hallway featuring attractive patterned flooring and stylish decorative panelling. The comfortable living room provides a cosy space to relax, while the separate dining room offers plenty of room for entertaining and family meals.

The kitchen is fitted with sleek dark cabinetry, wooden worktops and a traditional Belfast-style sink, creating a stylish yet practical space. There is also a bright conservatory overlooking the garden, providing a wonderful additional area to sit back and enjoy the surroundings.

The bungalow offers three bedrooms, providing flexibility for families, guests or those looking for a home office. The spacious bathroom features both a separate shower enclosure and a bath.

Externally, the property benefits from a front garden, a driveway and a garage, providing valuable off-street parking and storage. To the rear, there is a generous garden with paved pathways, established greenery and a greenhouse, offering plenty of potential for gardening enthusiasts.

A fantastic opportunity to purchase a spacious bungalow with three bedrooms, a conservatory, garage and gardens.

Council Tax Band - C

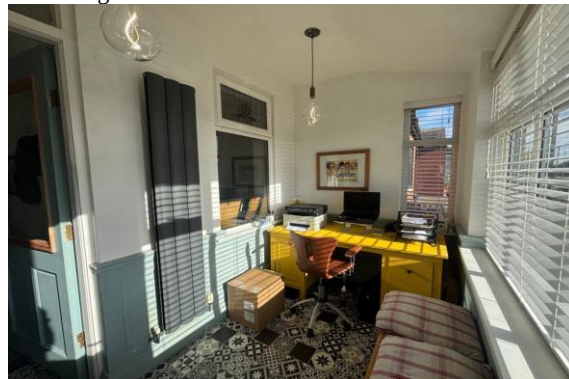
EPC Rating - C

Appletree Gardens, Walkerville, Newcastle upon Tyne

ENTRANCE PORCH

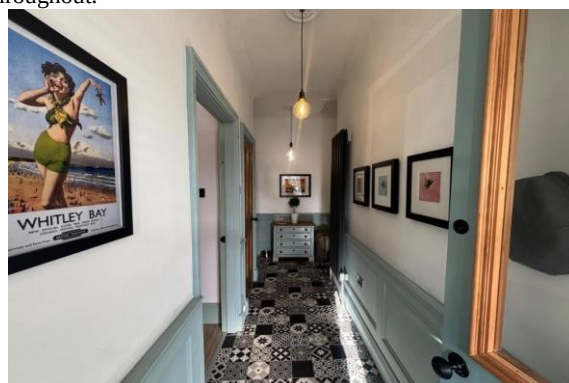
The porch is a bright, compact enclosed space with white walls and a high, sloping ceiling. Large windows wrap around allowing plenty of natural light in.

The floor has a striking black and white tile style vinyl flooring, made up of many different geometric and decorative motifs.



ENTRANCE HALL

Entrance hallway follow from the porch, with the same striking black and white tile style vinyl flooring. Paneling all around gives this room a cosy yet modern feel with solid oak doors throughout.



LOUNGE

The lounge is a spacious and welcoming room featuring a large rear-facing window that allows plenty of natural light to enter. The room has decorative ceiling coving and a central ceiling light, creating a warm and comfortable atmosphere. A traditional fireplace with an attractive wooden surround forms a focal point, while the room offers ample space and a practical layout, ideal for relaxing or entertaining.



DINING ROOM

A bright, spacious dining room with soft blue-grey walls, crisp white coving and a large set of glazed French doors that fill the room with natural light. The room has warm wooden doors and a neutral carpeted floor. The French doors open into a conservatory which overlooks the whole rear garden.



KITCHEN

A stylish and well-presented kitchen featuring a modern navy shaker-style fitted kitchen complemented by warm solid oak worktops, creating a lovely contrast between the dark cabinetry and natural tones.

The kitchen benefits from ample storage and a spacious worktop area, with a built-in oven, gas hob and intergrated dishwasher. A large window overlooking the rear garden allows plenty of natural light into the room, while the Belfast-style sink adds a traditional touch.

There is also a rear access door with glazed panel, providing additional natural light and convenient access to the garden. The light wood-effect vinyl flooring helps to keep the room feeling bright and spacious.



REAR VIEW

The Rear garden is a sun trap, large lawn area leading into a second section of the garden, this has a greenhouse along with patio areas.



REAR VIEW 2

The second section of the garden beyond the trellis, viewed looking back towards the house.



MASTER BEDROOM

A spacious, warm and characterful bedroom with a traditional feel. The room features wood-effect vinyl flooring, soft neutral walls and a large bay window allowing plenty of natural light in.

The main feature is the exposed red-brick fireplace, complete with a traditional brick arch and chimney breast, which gives the room a cosy, period feel.



BEDROOM 2

A bright, characterful bedroom. The room has warm wooden vinyl flooring, crisp white walls and beautiful duck egg colour built-in wardrobes and cupboards that frame the space.

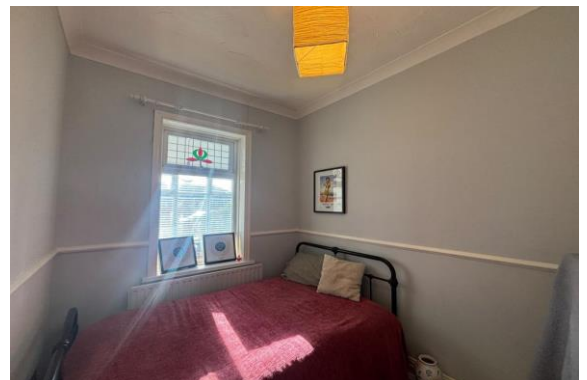
A period fireplace sits between the wardrobes, creating a strong focal point, while the decorative ceiling rose and trio of hanging glass pendant lights add architectural character. A large window brings in plenty of natural light.



BEDROOM 3

A small, cosy bedroom. The room has soft blue-grey walls with white trim and dado rail, creating a light contrast against the dark wooden vinyl flooring and warm wooden door.

A single large window at the end of the room brings in natural light and features a charming decorative stained-glass panel above it. The window overlooks the porch to the front.



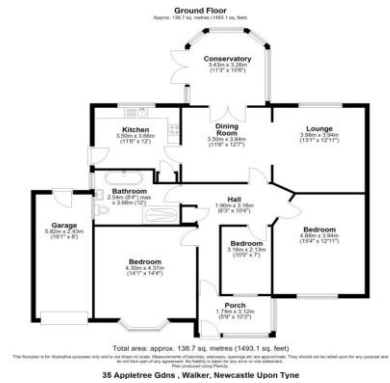
BATHROOM

A spacious, traditional bathroom with a warm, rustic character. The room features beige stone-effect floor tiles with underfloor heating, contrasted with soft white painted walls. A large freestanding white bathtub sits along one side of the room with overhead shower, while a separate shower area occupies the opposite side. Between two tall frosted windows is a white pedestal sink and alongside a wc.



FLOORPLAN

Floorplan



EPC

EPC rating - C

35 Appletree Gardens NEWCASTLE UPON TYNE NE6 4PA		Energy rating C
Valid until 10 October 2036		Certificate number 2611-7331-0201-3111-5891
Property type		Semi-detached bungalow
Total floor area		128 square metres

CONSERVATORY

A conservatory overlooking the rear garden is the perfect place to kick back and relax. With the same patterned floor as the hallway it give this rom the perfect character feel.



Garage

Large garage to the side of the bungalow. This is plumbed for a washing machine, there is also a space for a dryer. Perfect room to store all your tools.

**Tenure**

We at David Robson and Associates are led to believe the property is Freehold.