



### 3 bed detached house to buy in

Meadow Hill, Throckley, Newcastle upon Tyne, Tyne and Wear, NE15 9BZ

# £289,995

🏠 x3 🍳 x2 🚗 x2

Tenure

**Freehold**

Driveway parking

Garden

### Property features

- ✓ Three Bedroom Detached House
- ✓ Kitchen Diner
- ✓ Double Length Driveway
- ✓ Chain Free
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Beautifully positioned on the sought-after Meadow Hill, Throckley, this stylish three-bedroom David Wilson Homes property is just over two years old and offers contemporary family living in a peaceful yet highly convenient setting.

Built to David Wilson Homes' renowned standard, the property combines modern design with practical, well-planned accommodation throughout. The welcoming entrance hall sets the tone, leading into a comfortable and tastefully presented lounge, ideal for cosy evenings or entertaining guests. To the rear of the home lies a superb kitchen diner, thoughtfully designed as the hub of the home. With sleek modern units and ample space for dining, it is perfect for everyday family life and social gatherings alike, with pleasant views over the garden and direct access outdoors. The first floor hosts three well-proportioned bedrooms, including a generous master bedroom complete with its own en-suite bathroom. A further contemporary family bathroom serves the remaining bedrooms, all finished to a high standard.

Externally, the property continues to impress with a lovely, generously sized rear garden, offering an excellent space for relaxing, entertaining, or family play. To the front, a double-length driveway provides convenient off-street parking for multiple vehicles, and electric car charger.

The location is ideal for commuters, with excellent access to the A69, while a range of local amenities, shops, and services are within easy reach. This is a fantastic opportunity to purchase a nearly new home in a desirable residential area, ready to move straight into.

Early viewing is strongly recommended to fully appreciate the quality, space, and setting this home has to offer.

Council Tax Band: D

Tenure: Freehold

Price: £289,995

Property Type: Detached House

USPs: Garden

Parking: Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

## Entrance Hall



## Lounge

5.20m x 3.00m (17'0" x 9'10")



## Additional Image



## Kitchen Diner

5.30m x 2.90m (17'4" x 9'6")



## Cloak/WC

2.50m x 1.80m (8'2" x 5'10")



## Stairs to First Floor



## Bedroom One

5.20m x 3.00m (17'0" x 9'10")



## En Suite

1.30m x 2.20m (4'3" x 7'2")



## Bedroom Two

3.00m x 3.00m (9'10" x 9'10")



## Bedroom Three

2.90m x 2.10m (9'6" x 6'10")



## Bathroom

2.00m x 1.80m (6'6" x 5'10")

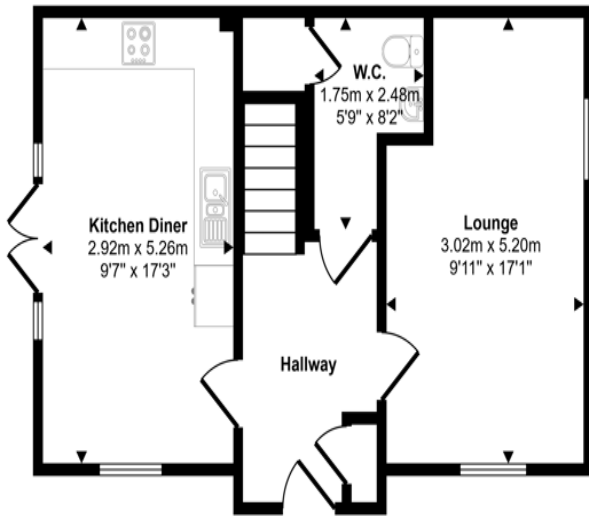


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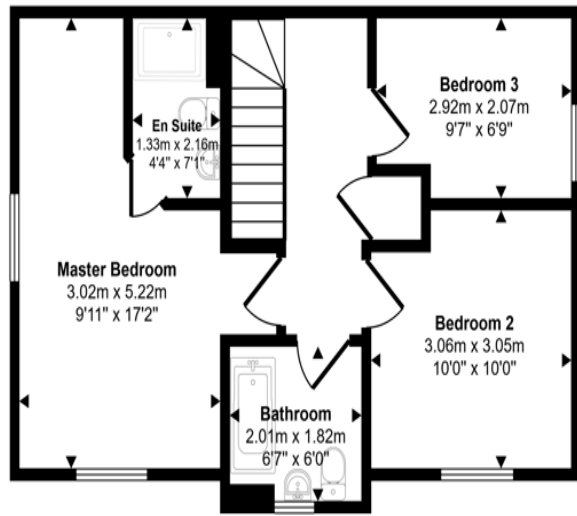
## External



Approx Gross Internal Area  
89 sq m / 960 sq ft



Ground Floor  
Approx 45 sq m / 479 sq ft



First Floor  
Approx 45 sq m / 482 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>		95
(81-91) <b>B</b>	84	
(69-80) <b>C</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	

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