



### 3 bed detached house to buy in

Wollaston Way, Hebburn, Hebburn, Tyne and Wear, NE31 2BR

**£260,000** Offers Over

 x3  x2  x1

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ THREE BEDROOM DETACHED FAMILY HOME
- ✓ THE MAPLES
- ✓ SOUTH FACING REAR GARDEN
- ✓ MODERN INTEGRATED
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents welcome to the market this Three Bedroom Detached Family Home located on Wollaston Way, The Maples, Hebburn.

Situated within the desirable Maples development, this delightful property is impeccably presented throughout and has been tastefully designed by the current owners, offering a stylish & modern home. In addition to the cozy, comfortable lounge, there is a modern kitchen/diner, with fitted cabinetry, integrated appliances and ample work surfaces, creating a versatile living area to suit a modern family's needs. To the upper floor, the main bedroom boasts an en suite, two further bedrooms and the family bathroom. Externally, the south facing rear garden offers a patio seating area, large lawn area & gated access leading to the garage & double driveway.

The property is ideally located for local amenities with Hebburn Shopping Centre & Jarrow Viking Shopping Centre just a short journey away, with local public transport also available for direct travel to Newcastle City Centre, South Shields and connections to Sunderland City Centre. Excellent local road links make travel easy via the A1, A19 & Tyne Tunnel.

Briefly comprises; Entrance/Hall, Lounge, Kitchen/Diner, Cloak & to the first floor lies Bedroom One with En-Suite, two further Bedrooms & the Family Bathroom. Externally to the front is a private garden with pathway leading to the entrance and to the rear a private garden with lawn, patio and gated access to the driveway & garage.

Call Pattinson Jarrow on 0191 4897431 or email [jarrow@pattinson.co.uk](mailto:jarrow@pattinson.co.uk)

Council Tax Band: D

Tenure: Freehold

Price: Offers Over £260,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## External Front

Private garden with lawn & pathway leading to entrance;



## Entrance/Hallway

4.01m x 1.81m (13'1" x 5'11")

Part glazed composite door leading to entrance, stairs to first floor, built in storage, LVT flooring;



## Lounge

4.82m x 2.98m (15'9" x 9'9")

Double glazed windows to front & side aspect, media wall, gas central heating radiator, LVT flooring;



## Lounge (Additional)



## Kitchen/Diner

4.80m x 3.28m (15'8" x 10'9")

A range of wall and base units with contrasting work surfaces, stainless steel sink with mixer tap over, integrated electric oven, electric hob with extractor over, integrated fridge freezer, integrated dishwasher, integrated washing machine, uprights, combi boiler, LVT flooring, gas central heating radiator, double glazed window to front & side aspect, French doors leading to Garden;



## Kitchen/Diner (Additional)



## Cloak

1.83m x 0.79m (6'0" x 2'7")

W/C, pedestal wash hand basin, 1/2 paneled walls, gas central heating radiator, vinyl flooring;



## First Floor Landing

3.73m x 1.54m (12'2" x 5'0")

Loft access, gas central heating radiator, double glazed window to side aspect;



## Bedroom One

3.78m x 4.12m (12'4" x 13'6")

Double glazed window to front & side aspect, gas central heating radiator, built in sliding wardrobe, door to En-Suite;



## Bedroom One (Additional)



## Bedroom One En-Suite

1.65m x 1.33m (5'4" x 4'4")

A suite consisting of shower cubicle with mains shower, pedestal wash hand basin, W/C, part tiled walls, gas central heating radiator, double glazed windows to front & side aspect;



## Bedroom Two

3.65m x 3.08m (11'11" x 10'1")

Double glazed windows to front & side aspect, gas central heating radiator, built in storage;



## Bedroom Two (Additional)



## Bedroom Three

2.11m x 1.96m (6'11" x 6'5")

Double glazed window to side aspect, gas central heating radiator;



## Family Bathroom

2.24m x 1.79m (7'4" x 5'10")

A white suite consisting of bath, pedestal wash hand basin, W/C, part tiled walls, extractor, gas central heating radiator, vinyl flooring, double glazed window to side aspect;



## External Rear

Private enclosed garden with paved patio, lawn, external water source, gated access to driveway & garage;



## External Rear (Additional)

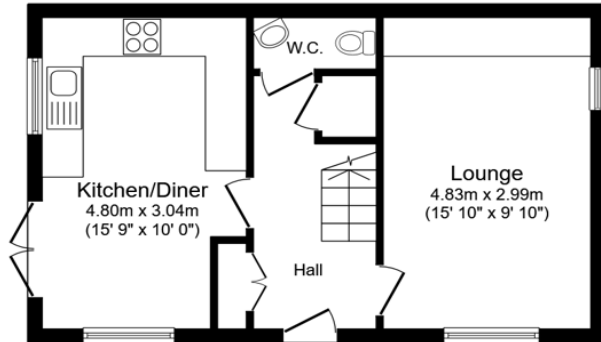


## External Rear (Additional)

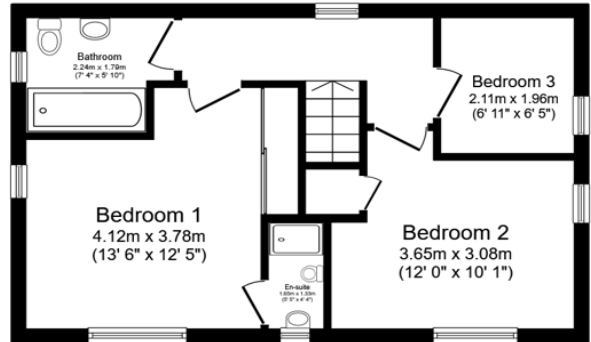


## External Rear (Garage & Driveway)





**Ground Floor**  
Floor area 38.8 sq.m. (417 sq.ft.)



**First Floor**  
Floor area 38.8 sq.m. (417 sq.ft.)

Total floor area: 77.6 sq.m. (835 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		95
(81-91) <b>B</b>	83	
(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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**TBC<http://www.norfolkpropertyauctions.com>**

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