



## Hutton Garden Room Bowes Manor, Syke Road, Newcastle Upon

£434,995

HUTTON GARDEN ROOM

4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE

The Hutton Garden Room is a beautiful 4-bedroom detached family home with integrated garage, offering nearly 1,800 square feet of living space.

The contemporary design comprises a spacious open plan designer kitchen, dining and family area which leads into the garden room, with cathedral style windows and access to the garden via French doors. This large, light, open plan space features a Symphony designer kitchen with quality integrated appliances - perfect for all the foodies out there. Downstairs also features a separate lounge with large feature window, WC and plenty of storage space.

On the first floor there are four double bedrooms. The primary bedroom benefits from a private en-suite and fitted wardrobes, and bedroom 2 also has en-suite facilities. This floor also features a family-sized bathroom with premium sanitary ware.

Tenure: Freehold Council Tax Band: TBC Management Charge: TBC EPC Rating: TBC

## Ground Floor

### AREA METRIC IMPERIAL

LOUNGE 5107 x 3864 16' 9" x 12' 8"

KITCHEN 3725 x 3285 12' 3" x 10' 9"

FAMILY 3725 x 3348 12' 3" x 11' 0"

GARDEN ROOM 3996 x 3639 13' 1" x 11' 11"

UTILITY 3725 x 1845 12' 3" x 6' 1"

WC 2843 x 2087 9' 4" x 6'

## First floor

### AREA METRIC IMPERIAL

PRIMARY BEDROOM 3864 x 3501 12' 8" x 11' 6"

EN-SUITE 1 2530 x 1811 8' 4" x 5' 11"

BEDROOM 2 3632 x 3432 11' 11" x 11' 3"

EN-SUITE 2 2597 x 1729 8' 6" x 5' 8"

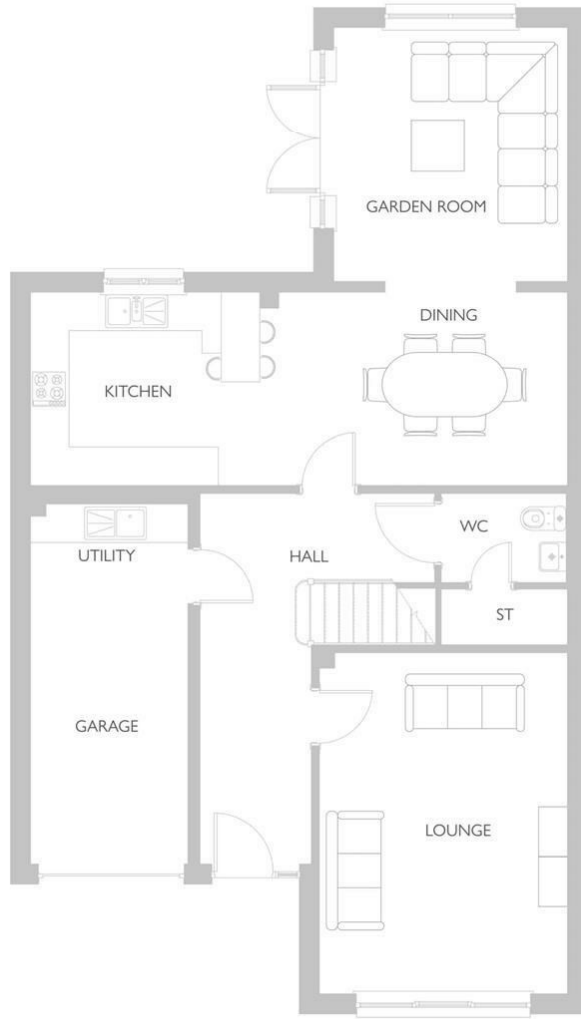
BEDROOM 3 3561 x 3541 11' 8" x 11' 7"

BEDROOM 4 3521 x 2596 11' 7" x 8' 6"

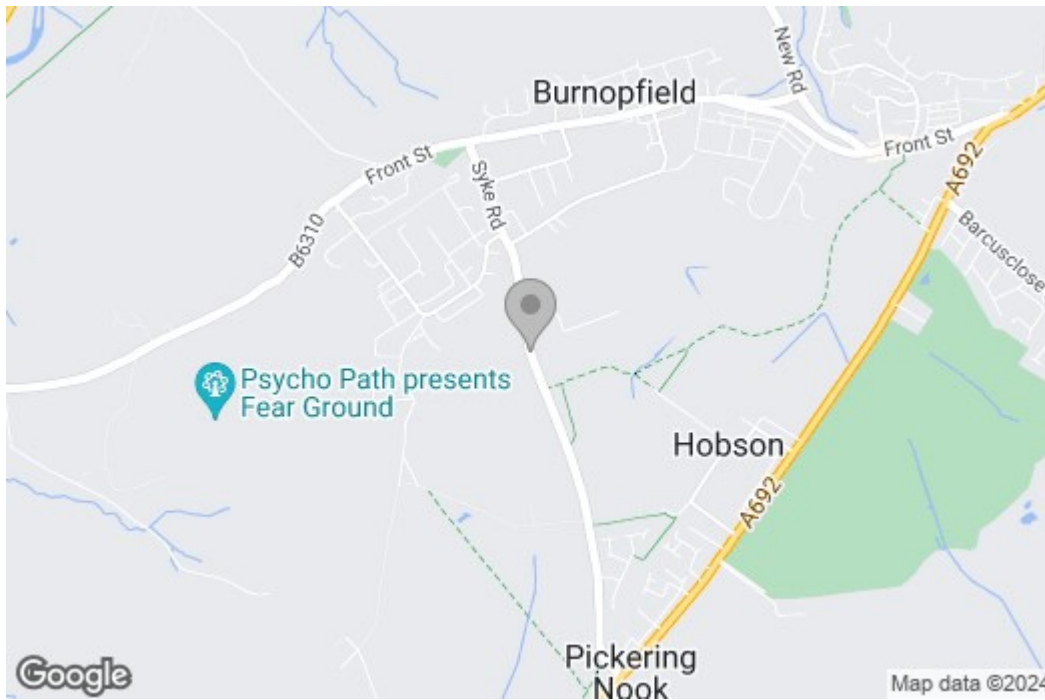
BEDROOM 5 2878 x 2286 9' 5" x 7' 6"

BATHROOM 3541 x 2001 11' 7" x 6' 7"

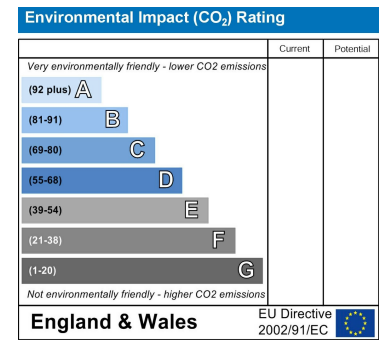
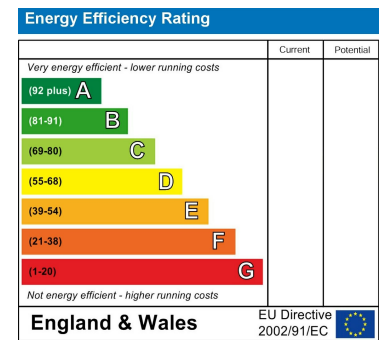
# Floor Plan



# Area Map



# Energy Efficiency Graph



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