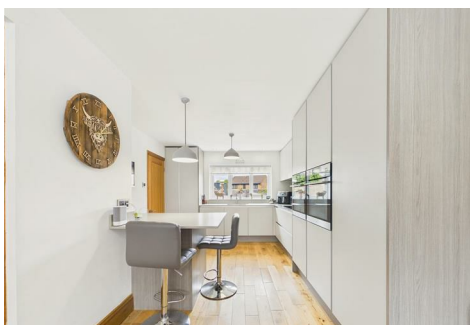




5 Parklands, Wardley, NE10 8YP

Offers Over £320,000

Nestled in the desirable area of Parklands, this impressive detached family home offers a perfect blend of space, style, and comfort. As you approach the property, you are greeted by a well-maintained blocked paved driveway, providing ample parking and a welcoming entrance.

Upon entering, an entrance porch leads to an internal hallway. The ground floor boasts a generous lounge, ideal for relaxation, and a formal dining room perfect for entertaining guests. The sun room invites natural light, creating a warm and inviting atmosphere. The stylish kitchen diner is equipped with modern appliances, making it a delightful space for family meals. Additionally, the ground floor features a convenient WC, a utility room, and garage storage, ensuring practicality for everyday living. As you ascend to the first floor, you will discover four well-proportioned bedrooms. The master bedroom benefits from a refurbished en suite shower room, providing a private retreat, while the modern family bathroom caters to the needs of the household. Externally, the property offers an enclosed rear garden, complete with a paved patio area, perfect for outdoor gatherings or simply enjoying the fresh air. The front of the property offers ample car parking same with an electrical car charging point. Various storage spaces enhance the functionality of this home.

This extended double fronted family residence is one of the largest of its type in the area, making it an exceptional choice for those seeking a spacious and well-presented home in a popular location. With its thoughtful layout and modern amenities, this property is sure to meet the needs of any growing family.

ENTRANCE PORCH



SUN ROOM



RECEPTION HALLWAY



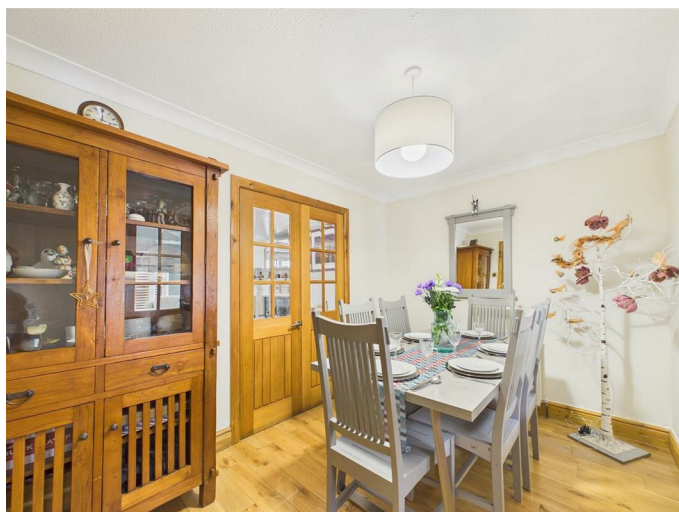
KITCHEN / DINING ROOM



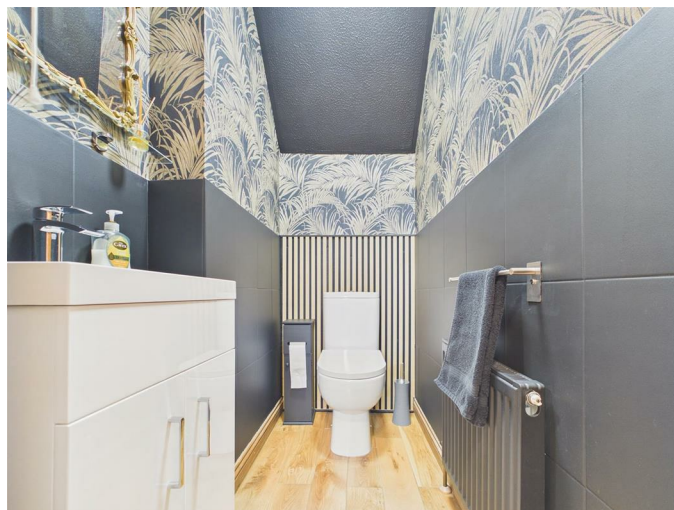
LOUNGE



DINING ROOM



GROUND FLOOR W.C



UTILITY AREA

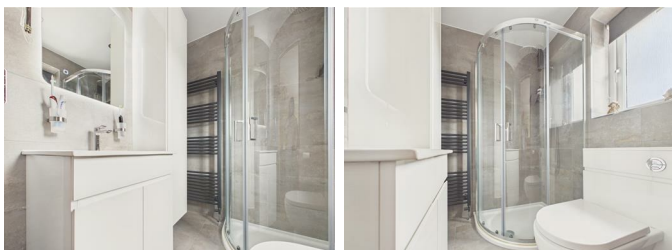
ACCOMMODATION FIRST FLOOR



BEDROOM ONE



EN SUITE



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR

BATHROOM / W.C



EXTERNAL



GARAGE STORAGE AREA

Property disclaimer

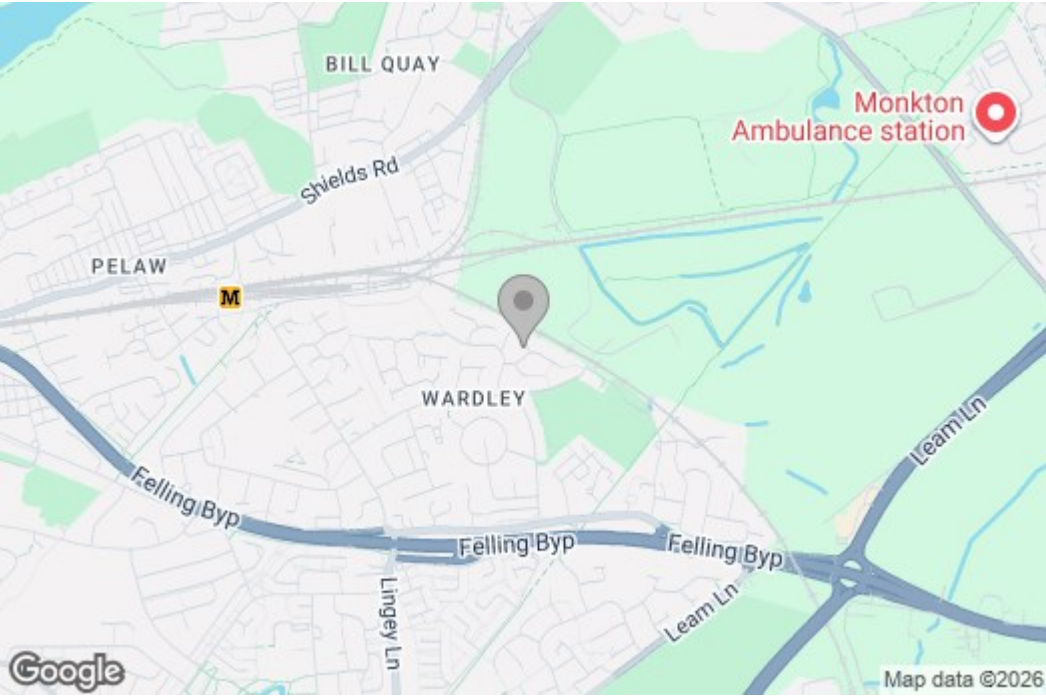
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is

not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

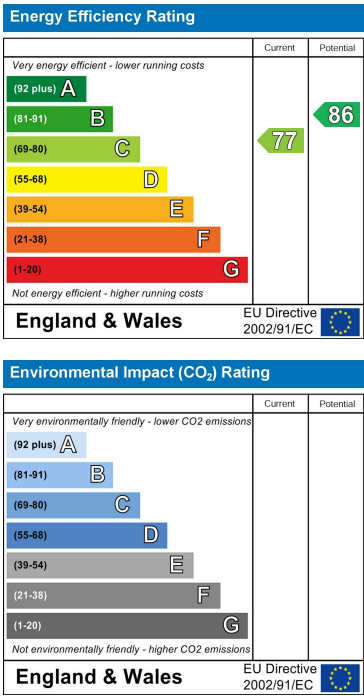
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.