

45 Sparch Hollow, Newcastle

£260,000 Freehold



A versatile fourth bedroom with a modern wet room, offers endless possibilities. Use it as a guest suite, home office, or cosy sitting room, making it a hollow of opportunities! • The through dining and living room, flowing seamlessly from the kitchen, creates the perfect space for families. French doors open up to the private garden. • Upstairs, three fabulous bedrooms, one of which offer picturesque views over the school fields and countryside. • Situated in the sought-after district of May Bank, this home is close to excellent local schools, shops, and amenities. • Backing onto the school and set back from the street, this home offers a sense of seclusion and ample driveway parking, making it both practical and private.



Welcome to Sparch Hollow, where this superb four bedroom semi-detached home is a haven of comfort and versatility. Thoughtfully updated and meticulously maintained, this four-bedroom beauty is ready for you to move right in. The converted garage now serves as a versatile fourth bedroom with a modern wet room, perfect as a guest suite, home office, or cosy sitting room, creating a hollow of opportunities! As you enter, a welcoming hallway leads you to the the kitchen. Overlooking the garden, this space offers plenty of storage and room for all your appliances. Flowing seamlessly from the kitchen, the through dining and living room is ideal for family gatherings, with French doors that open up to the private garden. The fabulous utility room off the kitchen ensures you have all the space you need to keep things tidy and organized. The converted garage, now a versatile space, adds to the home's appeal, providing an extra room ready to adapt to your lifestyle. The upper floor boasts three bedrooms, two of which are fabulous doubles. Enjoy picturesque views over the school fields and countryside from the rear rooms. The third bedroom is perfect for a child's room or study. A family bathroom with a shower over a P-shaped bath completes upstairs. Set back from the street, this home offers a large driveway with ample parking. The rear garden is low-maintenance, ensuring you have more time to relax and enjoy. Backing onto the school, the garden is not overlooked, offering a sense of seclusion. Situated in the sought-after district of May Bank, this home is close to excellent local schools, shops, and amenities. Enjoy leisurely strolls around the popular May Bank Marsh, just a stone's throw away. Don't miss the chance to make this delightful home on Sparch Hollow your own, where every corner is a new sparch of joy and every moment is a hollow of happiness! Call James Du Pavey now to organise your viewing.

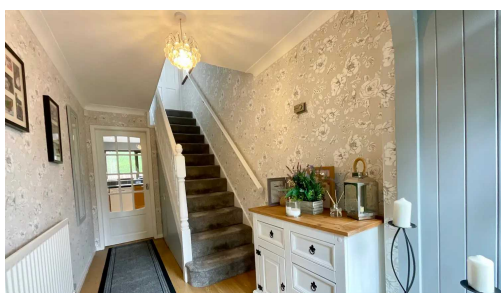


Spacious semi-detached home in Sparch Hollow with 4 bedrooms, converted garage with wet room, versatile living spaces, private garden, ample parking, and picturesque views. Located in sought-after May Bank district with excellent amenities. Contact James Du Pavey for a viewing. Council Tax band: C

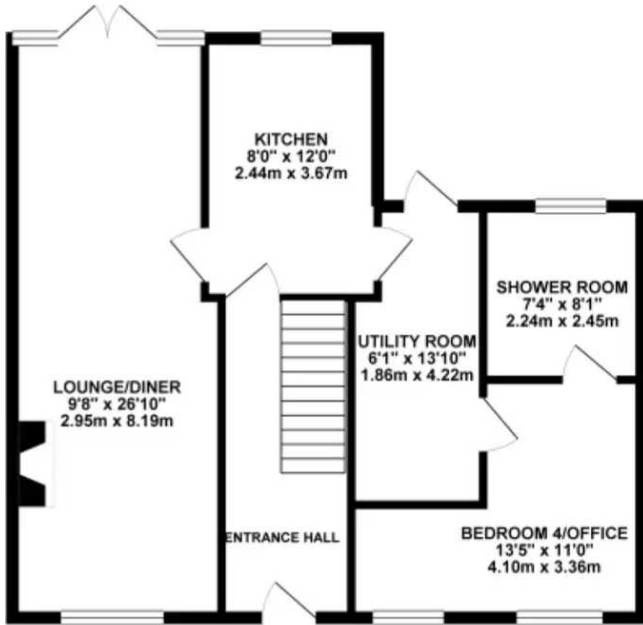
Tenure: Freehold

EPC Energy Efficiency Rating: C

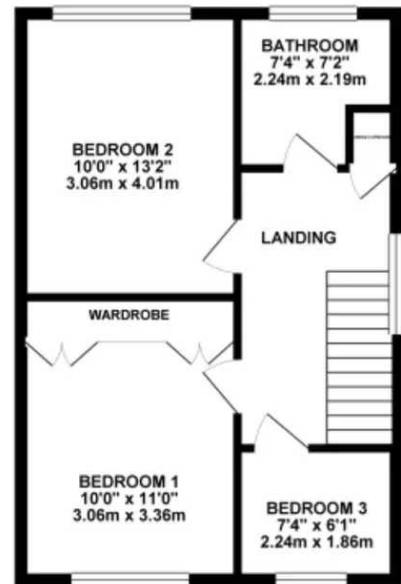
EPC Environmental Impact Rating:



GROUND FLOOR 687.53 sq. ft.
(63.87 sq. m.)



1ST FLOOR 456.19 sq. ft.
(42.38 sq. m.)



TOTAL FLOOR AREA : 1143.72 sq. ft. (106.26 sq. m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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