

# GILMORE ESTATES

Property Sales & Lettings



## New Ridley Road

, Stocksfield, NE43 7EX

**Offers Over £350,000**



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### ENTRANCE PORCH

7'8" x 8'5" (2.34 x 2.59)

Entrance door to porch, central heating radiator, laminate flooring, velux window, stairs to hallway, UPVC double glazed window to side, glazed door to hallway.

### ENTRANCE HALL

5'9" x 11'10" (1.77 x 3.62)

Stripped and polished floorboards, stairs to first floor, central heating radiator, UPVC double glazed window to side, picture rail.

### LOUNGE

12'11" x 14'3" (3.95 x 4.36)

UPVC double glazed bay window to front, central heating radiator, fire surround, stripped and polished floorboards, picture rail.

### FAMILY ROOM

10'2" x 18'5" (3.10 x 5.62)

Stripped and polished floorboards, double glazed patio doors to rear, central heating radiator, electric fire in decorative surround, picture rail, under stairs cupboard, inset spotlights.

### DINING ROOM

14'0" x 8'11" (4.28 x 2.73)

UPVC double glazed windows to rear and side, fully tiled floor, central heating radiator.

### KITCHEN

14'5" x 10'10" (4.40 x 3.32)

UPVC double glazed windows to rear and side, UPVC double glazed door to side, range of wall and base units with laminated worktop surfaces, display unit, stainless steel sink unit with mixer tap, plumbed

for dishwasher, gas range with double extractor, integrated fridge/freezer, laminate flooring, under cabinet lighting, central heating radiator.

### CLOAKS/ W.C

4'10" x 4'0" (1.49 x 1.23)

W.c, wash hand basin set in vanity unit, laminate flooring, tiled splashbacks, central heating radiator.

### FIRST FLOOR LANDING

7'4" x 12'7" (2.26 x 3.85)

UPVC double glazed window to side, loft access (pull down ladder).

### BEDROOM FOUR

7'4" x 6'8" (2.26 x 2.04)

UPVC double glazed window to front, central heating radiator.

### BEDROOM TWO

14'3" x 9'5" (4.36 x 2.89)

UPVC double glazed bay window to front, central heating radiator, fitted wardrobes.

### BEDROOM THREE

10'4" x 10'10" (3.15 x 3.32)

UPVC double glazed window to rear, central heating radiator.

### BATHROOM

8'0" x 8'2" (2.44 x 2.49)

UPVC double glazed window to front, white suite comprising :- bath, separate shower, w.c, pedestal wash hand basin, 1/2 tiled walls, tiled floor, central heating radiator, towel rail.

## BEDROOM ONE

12'5" x 14'11" (3.81 x 4.56)

UPVC french doors to rear decked balcony. central heating radiator, built in wardrobe.

## EN-SUITE

5'9" x 10'7" (1.76 x 3.25)

Suite comprising :- Shower cubicle, w.c, pedestal wash hand basin, tiled floor, extractor, inset spotlights, double velux window to rear, door to :-

## ROOF STORAGE

236'2" x 8'8" (72 x 2.66)

Inset spotlights.

## GARAGE

8'5" x 16'7" (2.59 x 5.07)

Up and over garage door, wall mounted boiler, plumbed for automatic washer, tap, lighting and electric.

## EXTERNALLY

To the front there is lawned gardens and driveway parking leading to single garage.

To the rear there is are two lower patio areas,

decked patio leading to master suite, extensive lawned gardens, decked patio area.



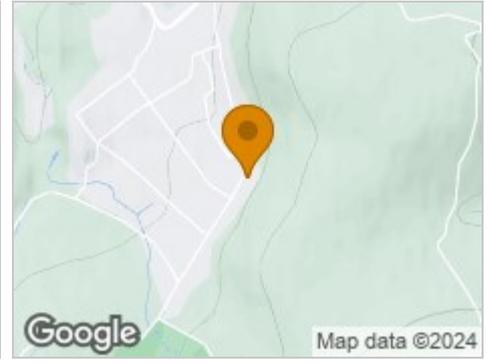
## Road Map



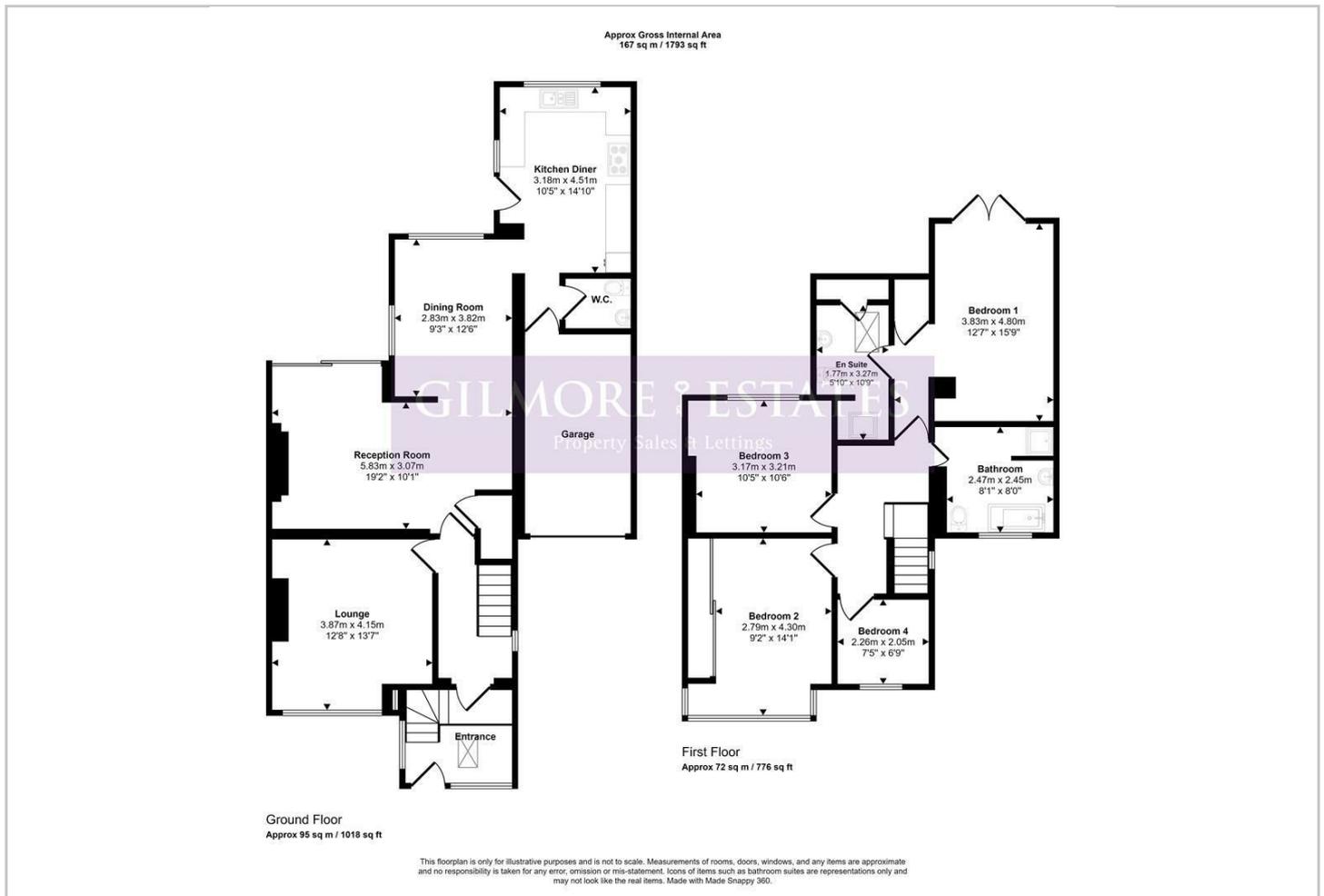
## Hybrid Map



## Terrain Map



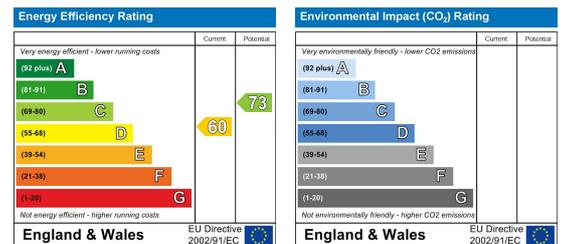
## Floor Plan



## Viewing

Please contact our Gilmore Estates Office on 01661 831224 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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