

GILMORE ESTATES

Property Sales & Lettings



£295,000

, Farm Well Place, , Prudhoe, , NE42 5FB

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*** FOUR BEDROOMS *** DETACHED HOUSE *** DOUBLE GARAGE *** UTILITY ROOM ***
TWO RECEPTION ROOMS *** EN-SUITE TO MASTER BEDROOM *** GARDEN & PARKING ***

A four bedroom detached property situated on a corner plot on Farm Well Place, Prudhoe. Property benefits include :- Gas central heating, double glazed windows, enclosed gardens, double garage and parking. Accommodation briefly comprises :- Entrance hall, cloakroom/w.c, lounge, conservatory, breakfasting kitchen, utility room, to the first floor there three bedrooms (master with en-suite) and family bathroom, to the second floor there is a further bedroom. Externally there are gardens to the front and rear and a driveway leading to the double garage.

ENTRANCE HALL

12'10" x 6'10" (3.92 x 2.10)

Composite door leading to hallway, central heating radiator, stairs to first floor, under stairs cupboard.

CLOAKROOM/W.C

2'9" x 4'8" (0.86 x 1.43)

Wash hand basin, w.c, tiled splashbacks, extractor, central heating radiator.

LOUNGE

12'1" x 16'3" (3.7 x 4.96)

UPVC double glazed bay window to front, electric fire with decorative surround, central heating radiator.

CONSERVATORY

11'2" x 17'5" (3.41 x 5.32)

UPVC double glazed windows and french doors to garden, wall light.

BREAKFASTING KITCHEN

12'2" x 17'10" (3.71 x 5.46)

Range of wall and base units with laminated worktop surfaces, 1.5 stainless steel sink unit and drainer with mixer tap, integrated oven and gas hob with extractor hood, breakfast bar, central heating radiator, inset spotlights, UPVC double glazed window to rear, patio doors leading to conservatory.

UTILITY ROOM

5'8" x 5'8" (1.73 x 1.74)

Wall and base units, stainless steel sink and drainer with mixer tap, plumbed for automatic washer, tiled splashbacks, wall mounted boiler, door leading to rear.

FIRST FLOOR LANDING

11'5" x 7'9" (3.49 x 2.37)

Stairs to second floor, central heating radiator.

BEDROOM ONE

13'0" x 11'8" (3.97 x 3.57)

UPVC double glazed window to front, central heating radiator.

EN-SUITE

6'9" x 4'7" (2.07 x 1.41)

UPVC double glazed window to front, shower cubicle, w.c, pedestal wash hand basin, fully tiled walls, central heating radiator, extractor.

BEDROOM TWO

9'7" x 9'8" (2.94 x 2.96)

UPVC double glazed window to rear, central heating radiator.

BEDROOM THREE

7'11" x 10'5" (2.42 x 3.20)

UPVC double glazed window to rear, central heating radiator.

BATHROOM

8'4" x 7'4" (2.56 x 2.26)

White suite comprising :- bath with electric shower over, w.c, pedestal wash hand basin, fully tiled walls, central heating radiator, extractor, UPVC double glazed window to rear.

SECOND FLOOR

6'11" x 7'7" (2.12 x 2.33)

UPVC double glazed window to side.

BEDROOM FOUR

11'0" x 13'8" (3.37 x 4.19)

Double glazed velux window to rear, loft access, central heating radiator.

STORAGE

5'6" x 6'9" (1.70 x 2.06)

(can be converted to a second en-suite)

DOUBLE GARAGE

18'8" x 18'4" (5.71 x 5.61)

Two up and over garage doors, light and electricity, apex roof storage.

EXTERNALLY

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

3a Front Street, Prudhoe, NE42 5HJ

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