

GILMORE ESTATES

Property Sales & Lettings



£375,000

, Bells Lonnen, Prudhoe, NE42 5FR

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**** LARGE 5 BEDROOM FAMILY HOME **** FOUR RECEPTION ROOMS **** LARGE MODERN KITCHEN **** UTILITY AREA ***** GARDEN ROOM **** TWO ENSUITE SHOWER ROOMS *** CLOAKS WC *** WOOD BURNING STOVE *** GARDENS TO THREE SIDES **** SINGLE GARAGE AND DOUBLE DRIVEWAY ****

This truly stunning 5 bedroom family home is located in a small cul de sac location within the Castlefields Estate in Prudhoe. Upgraded to a very high standard throughout with large spacious rooms and gardens to three sides.

Internal inspection is essential to appreciate all this fantastic home has to offer.

Entrance Lobby

6'9" x 3'4" (2.07 x 1.03)

Entrance door to lobby, central heating radiator, laminate wood flooring and door to hallway.

Cloaks WC

3'1" x 5'8" (0.95 x 1.74)

Wall mounted WC and wash hand basin set into vanity unit, chrome radiator, tiled walls and floor, inset spotlights and Upvc window to front aspect.

Entrance Hallway

14'8" x 6'5" (4.49 x 1.96)

Stairs to first floor, central heating radiator, laminate wood flooring, inset spotlights and under stairs cupboard.

Family Room

11'1" x 10'7" (3.38 x 3.24)

Upvc window to front aspect, central heating radiator, laminate wood flooring, inset spotlights and Upvc French doors to Lounge.

Lounge

18'9" x 16'8" (5.72 x 5.09)

Upvc French doors to garden, Upvc window to front aspect, four roof Velux windows, laminate wood flooring, corner log burner and central heating radiator.

Utility Room

5'10" x 7'9" (1.79 x 2.37)

Central heating radiator, laminate wood flooring, inset spotlights, plumbed for washing machine, wall and base units.

Kitchen

8'7" x 15'9" (2.63 x 4.81)

High gloss Grey wall and base units, four high level ovens, integral fridge / freezer, 1.5 ceramic sink, 5 ring gas hob, integral dishwasher, centre Island, inset spotlights, tiled flooring and open to Garden Room.

Garden Room

6'3" x 14'4" (1.91 x 4.37)

Bifold doors to rear garden, tiled flooring, two Velux windows and inset spotlights.

Dining Room

9'4" x 15'0" (2.85 x 4.59)

Contemporary radiator, tiled flooring, Upvc French doors to rear aspect.

First Floor Landing

9'6" x 6'7" (2.91 x 2.02)

Central heating radiator and stairs to second floor.

Bedroom One

10'5" x 15'6" (3.20 x 4.73)

Upvc window to side and rear aspects, central heating radiator and TV point.

Ensuite

5'4" x 6'9" (1.64 x 2.06)

Upvc window to rear aspect, corner shower cubicle, WC, pedestal wash hand basin, fully tiled walls and floor, inset spotlights, extractor and chrome radiator.

Bedroom Two

15'7" x 10'9" (4.75 x 3.29)

Upvc French doors to Juliette balcony, Upvc window to front aspect and central heating radiator.

Second Floor Landing

12'9" x 6'10" (3.90 x 2.10)

Airing cupboard and linen cupboard.

Family Bathroom

7'8" x 5'8" (2.35 x 1.73)

WC, wash hand basin set into vanity unit, walk in shower cubicle, laminate walls and floor, Upvc window to rear aspect and extractor fan.

Bedroom Four

10'3" x 9'7" (3.13 x 2.93)

Upvc window to rear aspect and central heating radiator.

Bedroom Three

10'7" x 12'0" (3.23 x 3.68)

Upvc window to front aspect and central heating radiator.

Ensuite

6'5" x 7'8" (1.97 x 2.35)

Shower cubicle, WC, pedestal wash hand basin, tiled splashbacks, tiled floor, central heating radiator and inset spotlights.

Bedroom Five

8'0" x 6'11" (2.46 x 2.13)

Upvc window to front aspect and central heating radiator.

Gardens

Large gardens to rear and side, decking areas to rear and side, lawns, garden shed, gate access to side.

Garage

Detached single garage driveway parking

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

Energy Efficiency Rating		Current	Planned
Very energy efficient - lower running costs			
92-95% A			
81-91% B			
69-80% C			
55-64% D			
49-54% E			
41-48% F			
35-39% G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Planned
Very environmentally friendly - lower CO ₂ emissions			
92-95% A			
81-91% B			
69-80% C			
55-64% D			
49-54% E			
41-48% F			
35-39% G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	