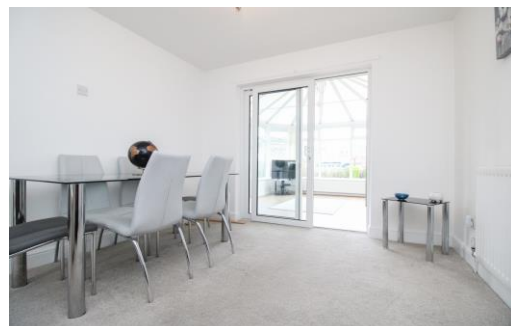




## Dominies Close, Rowlands Gill, Tyne And Wear, NE39 1PA

\*\*\*CHAIN FREE\*\*\*BEAUTIFULLY PRESENTED!\*\*\* This lovely four bedroom detached home, is sure to impress a wide range of buyers looking to be in easy reach to everything Rowlands Gill has to offer! To the ground floor there is an open plan lounge/dining area leading to a spacious conservatory. Modern kitchen with separate utility room and W/C. To the first floor there are four good sized bedrooms and a family bathroom. Externally the property benefits from a multi vehicle driveway and an enclosed garden to the rear ideal for entertaining. This is a stunning property that simply must be viewed to be appreciated! Awaiting EPC.



\*\*\*CHAIN FREE\*\*\*

Double Driveway

Detached Family Home

Lovely Garden

Four Bedrooms

Awaiting EPC

**£315,000**

**Lounge/Dining Room 24' 9" x 11' 8" (7.55m x 3.56m) Max**

Open plan living space of lounge and dining area leading to a spacious conservatory.

**Conservatory 12' 11" x 11' 3" (3.93m x 3.43m)**

Spacious conservatory leading to the enclosed rear garden.

**Kitchen 13' 1" x 10' 8" (3.98m x 3.25m)**

Features a range of wall and base units for storage. Integrated oven/hob and breakfast bar for informal dining.

**W/C 5' 4" x 4' 1" (1.62m x 1.25m)**

Features white suite W/C and Wash Basin.

**Utility room 10' 9" x 7' 8" (3.28m x 2.34m)**

A partial garage conversion utilising the space as a spacious utility room with power, plumbing and space for white goods.

**Bedroom 1 14' 11" x 9' 11" (4.55m x 3.03m)**

A spacious main bedroom with dual aspect windows and a pleasant outlook to the rear garden.

**Bedroom 2 12' 0" x 12' 0" (3.67m x 3.67m) Max**

Features a built in cupboard for bonus storage.

**Family Bathroom 7' 5" x 5' 5" (2.26m x 1.64m)**

Features a white suite shower, wash basin and W/C with heated towel rail.

**Bedroom 3 13' 5" x 9' 2" (4.09m x 2.79m) Max**

Features a pleasant outlook over the rear garden and neighbouring areas.

**Bedroom 4 8' 2" x 8' 0" (2.49m x 2.43m) Max**

Features mirrored wardrobes for storage and a bonus over stairs cupboard.

**Garage 9' 2" x 7' 8" (2.80m x 2.34m) Approx**

This is the remaining unconverted area of the garage, accessed via shutter door and used for storage.

**Externally**

Located within a quiet cul de sac, this lovely property features a double car driveway to the front, with access to the enclosed rear garden ideal for entertaining!

**Additional Information**

Awaiting EPC. Council tax band: D We understand this property is freehold. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

**Important Note To Purchasers**

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.





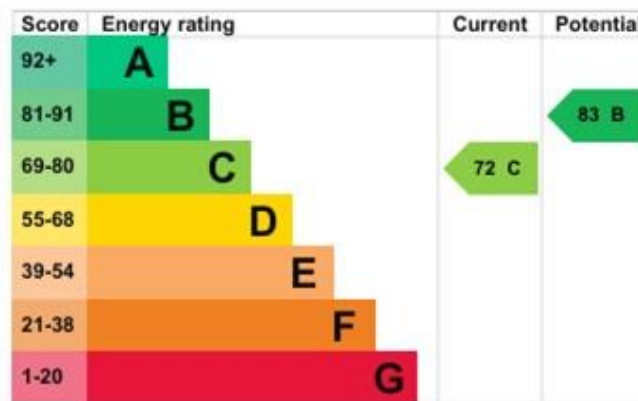


# Floorplan



Total area: approx. 145.5 sq. metres (1566.1 sq. feet)

## EPC Graph (full EPC available on request)



For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

**WE WIN AWARDS** year-after-year and are currently ranked in the top 5% for lettings in the country!

*Lorraine* Valuer & Negotiator

*Emma* Owner & Managing Director

*Laura*  
Sales & Lettings Negotiator

*Brooke*  
Lettings  
Co-ordinator

*Louise*  
Sales & Lettings Negotiator



facebook.

PRS Property  
Redress  
Scheme

rightmove

OnTheMarket.com

Zoopla.co.uk

PrimeLocation.com

firstmortgage.co.uk®

