



7 Rowland Burn Way

Rowlands Gill



7 Rowland Burn Way, Rowlands Gill

Occupying a Fantastic Plot is this Stunning Family Home Boasting Five Bedrooms, Two Bathrooms, Three Reception Rooms, Impressive & Extended Open Plan Kitchen, Living & Dining Room, Two Utility Rooms, Double Garage, Ample Off Street Parking & Substantial Rear Garden.

The property, which was built in 2001, is situated within the highly prestigious 'Sherburn Towers' Estate providing executive family homes within Rowlands Gill. Rowland Burn Way is perfectly placed close to excellent local schooling, shops and amenities, as well as offering access to excellent transport links into Newcastle City Centre and the surrounding areas. Also situated close by is the River Derwent and the wonderful Gibside Estate offering beautiful countryside walks.

The property has undergone significant renovation works during the existing owners tenure, most notably the highly impressive extension to the rear to accommodate the beautiful open plan kitchen.

Boasting in excess of 2098 sq/ft, the internal accommodation comprises: Entrance hallway with staircase leading up to the first floor | Generous full depth living room offering dual aspect views over the front & rear | Dining room situated to the rear | Front snug | Ground floor WC | The hallway then connects through to a beautifully appointed open plan kitchen, dining & living room. The contemporary kitchen offers a range of modern cabinetry & worktops, integrated appliances throughout and central island. The living and dining space offer glazed sliding doors onto the rear terrace, as well as a large skylight | Two separate utility rooms | Integral access into the double garage.





The staircase then leads up to the spacious first floor landing and onto five bedrooms | The principal bedroom offers a generous double room with access onto a superb ensuite bathroom with four piece suite | Bedrooms two, three and four are all further double rooms with fitted storage | Bedroom five offers a single bedroom | Family shower room WC with modern three piece suite.

Externally, the property is approached via a block paved driveway offering off street parking for multiple vehicles to the front, as well as the garaging | The property sits on a significant plot of just under 0.4 acres and enjoys extensive rear gardens | The rear gardens are laid predominantly to lawn with mature shrubbery and borders further enhancing the charming space | The gardens offer various terraces to the top and bottom of the garden, which are ideal for entertaining.

Immaculately presented throughout, early viewings are strongly encouraged to truly appreciate the size and quality of accommodation on offer at this stunning family home!

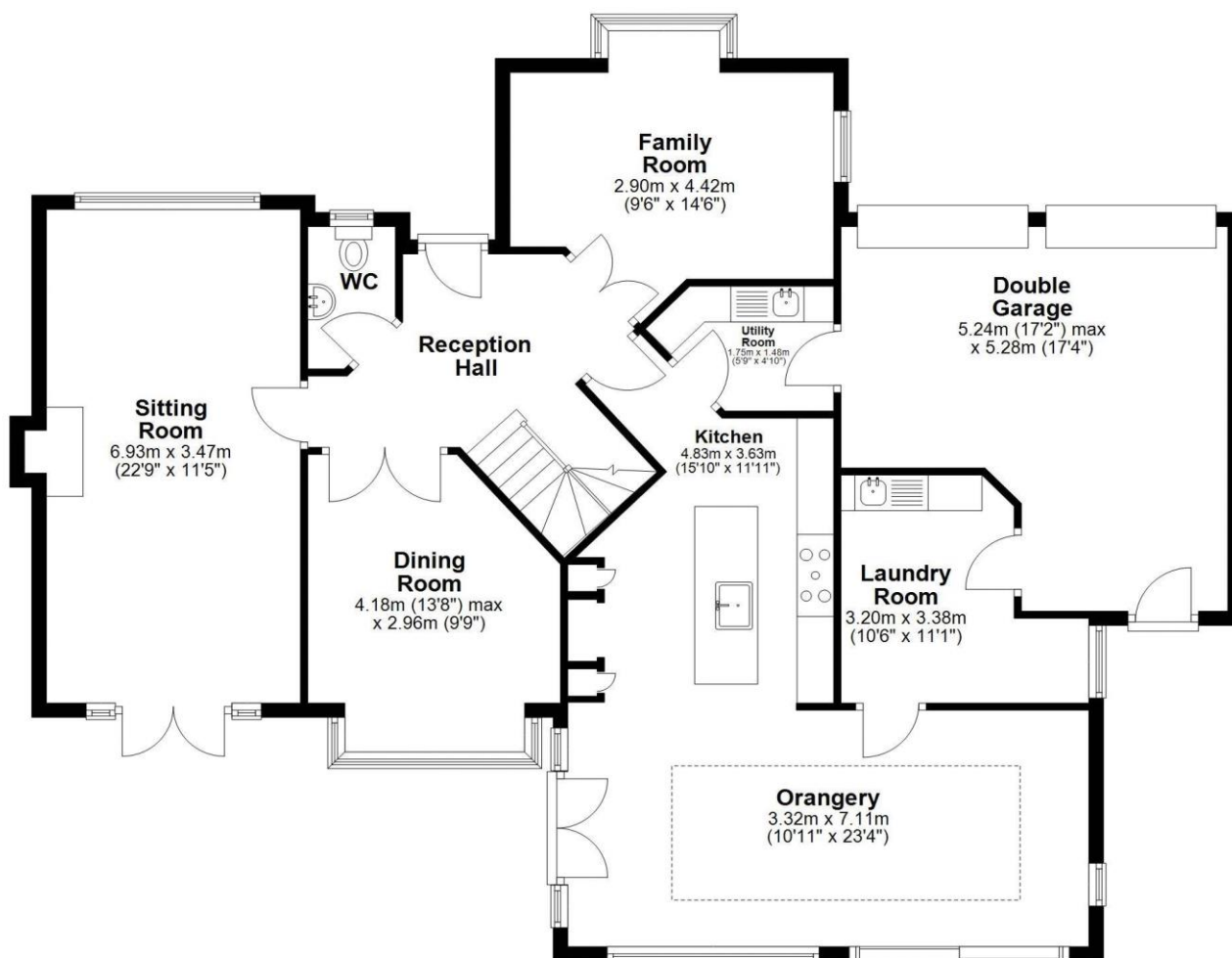
Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: Rating C

Price Guide: Offers Over £665,000



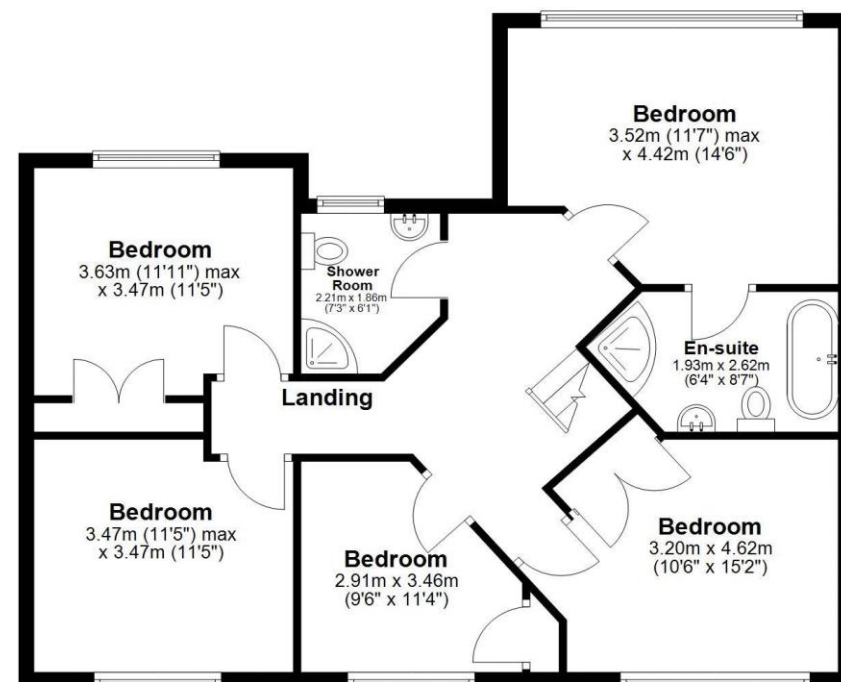
Ground Floor

Approx. 113.3 sq. metres (1219.4 sq. feet)



First Floor

Approx. 81.7 sq. metres (879.0 sq. feet)



Total area: approx. 194.9 sq. metres (2098.3 sq. feet)

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SANDERSON YOUNG

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