



27 Regent Drive, Hebburn, NE31 2EF

£320,000

Moovd are pleased to welcome to the market this well presented and improved four bedroom detached family home. Located in the much sought after residential location of Regent Drive in Hebburn. The property is close to local schools, shops, amenities and direct transport links to the North East surrounding areas.

The property briefly comprises of large hallway with downstairs WC, living room and feature fireplace, spacious kitchen with a range of wall and base units, kitchen island, second seating area and French patio doors leading out into the garden. The garage has been very well converted into a second reception room, currently used as a dining room, however has also been used as a gym/office. To the back of the dining room is a converted utility room for laundry use.

To the first floor there are four bedrooms, including master with en-suite shower room, family bathroom with three piece suite and hallway cupboard for storage.

Externally there is a large driveway to the front, whilst to the rear there is a patio area, lawned area and enclosed decking for seating during the summer months.

Hallway

Accessed via composite door, staircase to first floor, radiator encased and laminate flooring.

Cloaks W.C

White suite comprising: low level W.C and pedestal hand basin.

Lounge 9'9" x 14'10" (2.98m x 4.54m)

Window to front aspect, feature fire place.

Kitchen Diner 25'9" x 11'1" (7.86m x 3.40m)

Fitted with a range of wall and base units, contrasting work surfaces, sink, tap over, integrated electric hob, oven, french patio doors to rear garden.

Dining Room 8'0" x 12'2" (2.45m x 3.71m)

Window to front aspect.

Laundry Room

Landing

Bedroom 1 13'4" x 13'9" (4.07m x 4.20m)

Window to front aspect.

En-suite

White suite comprising: shower, low level W.C, pedestal hand basin

Bedroom 2 13'9" x 8'5" (4.20m x 2.59m)

Window to front aspect.

Bedroom 3 9'10" x 10'3" (3.02m x 3.14m)

Window to rear aspect.

Bedroom 4 9'0" x 6'8" (2.75m x 2.04m)

Window to rear aspect.

Family Bathroom

A white suite comprising: panelled bath with shower over, pedestal hand basin, low level W.C.

Externally

Front and rear gardens, driveway.

Floor Plan

GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.

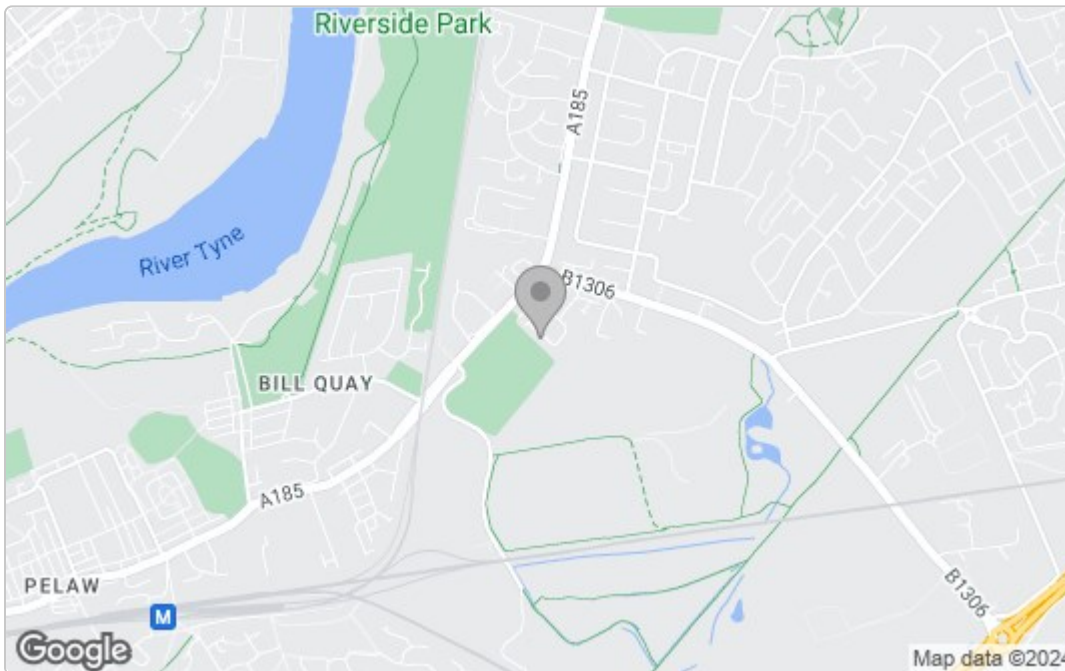


1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2024

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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