



## SHOTLEY COURT ASHINGTON

Rook Matthews Sayer are delighted to bring to the market this magnificent five bedroom, detached family home in the popular Wellhead Dene Estate. The property briefly comprises: Entrance hallway, Lounge, dining room, downstairs W/C, spacious conservatory, modern kitchen/diner with integrated appliances and double garage, Stairs leading to first floor, master bedroom with en-suite, four further bedrooms and a family bathroom. Externally there is a well stocked garden to the rear and double driveway to front. Early viewings recommended.

To arrange your viewing contact the Ashington branch on 01670 850850

# OIRO £ 325,000



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# SHOTLEY COURT

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## ACCOMMODATION COMPRISES

### ENTRANCE

UPVC Entrance Door

### HALLWAY

Stairs to first floor landing, single radiator, double glazed window to front

### LOUNGE 16'3 (4.95) into bay x 14'8 (4.47)

Double glazed bay window to front, single radiator, fire surround with electric fire, television point, telephone point, coving to ceiling, archway to:

### DINING ROOM 10'4 (3.15) X 9'6 (2.90)

Double glazed window to rear, single radiator, coving to ceiling

### KITCHEN 22'0 (6.71) x 9'2 (2.79)

Double glazed window to rear, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, built in double electric oven, gas hob with extractor fan above, double radiator, integrated fridge/freezer, dishwasher & microwave, tiling to floor, coving to ceiling, spotlights, double glazed door to conservatory:

### CONSERVATORY 30'5 (9.29) X 8'6 (2.59)

Dwarf wall, double glazed windows, ceiling fan, tiled flooring

### FIRST FLOOR LANDING

Loft access with pull down ladders, built-in storage cupboard

### BEDROOM ONE 9'9 (2.97) X 15'10 (4.83)

Double glazed bay window to front, single radiator, fitted wardrobes and drawers

### EN-SUITE

Double glazed window to rear, low level WC, wash hand basin in vanity unit, single radiator, panelled bath with mains shower over, tiling to walls, spotlights

### BEDROOM TWO 10'3 (3.12) X 12'9 (3.89) into bay

Double glazed bay window to front, single radiator, fitted wardrobes and drawers, laminate flooring

### BEDROOM THREE 7'9 (2.36) X 10'5 (3.18)

Double glazed window to rear, single radiator, fitted wardrobes and drawers

### BEDROOM FOUR 10'5 (3.18) X 8'8 (2.64)

Double glazed window to front, single radiator, fitted wardrobes and drawers, laminate flooring

### BEDROOM FIVE 8'6 (2.59) X 8'2 (2.48)

Double glazed window to rear, single radiator, fitted wardrobes and drawers

### BATHROOM/WC

4 piece white panelled bath, wash hand basin in vanity unit, low level w/c, shower cubicle, spotlights, double glazed window to rear, heated towel rail, tiling to walls, tiled flooring, cladding to ceiling

### FRONT GARDEN

Laid mainly to lawn, bushes and shrubs, low maintenance garden, driveway leading to garage

### REAR GARDEN

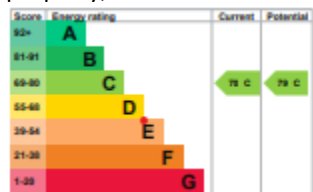
Laid mainly to lawn, patio area, flower beds, bushes and shrubs

### Garage

Double garage, up and over door, power and lighting, range of base and wall units, plumbing for washer

### TENURE

Lease, ground rent and maintenance details have been provided by the seller however the accuracy cannot be guaranteed as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.



Council Tax Band: E

EPC Rating: C

AS00009616/GD/DS/17/10/2023/V.2



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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