



The Pastures | East Sleekburn | NE22 7FL

**£315,000**



4



2



2

**Detached House**

**Four Bedroom**

**En-Suite To Master**

**Downstairs WC**

**Utility Room**

**Attached Gardens**

**Garage**

**EPC Predicated: A/ Council  
TAX: TBC**

ROOK  
MATTHEWS  
SAYER

This stunning, large, four bedroom home comes complete with a garage which has direct access into the family kitchen. Leading into the kitchen there is a good range of units and ample space provided for entertaining and relaxing. The utility, downstairs cloakroom and back garden all lead off from the kitchen. Upstairs on the first floor, you'll find four generous bedrooms, the master having its own en-suite.

The family bathroom is also located on the first floor boasting a separate shower perfect for teenagers and busy mornings! Enter via the front door straight into your porch (perfect for dirty boots and wet umbrellas!) and enter the hall beyond that which will take you into your lounge to the side or the fabulous kitchen dining area straight ahead. The lounge has an attractive bay window which creates the feeling of space and is well proportioned.

Kitchen	6.250m x 4.170m 20'6" x 13'8"
Lounge	3.500m x 5.930m 11'6" x 19'5"
Bathroom	2.005m x 2.900m 6'9" x 9'6"
Bedroom 1	3.300m x 4.470m 10'10" x 14'8"
Bedroom 2	3.220m x 4.460m 10'7" x 14'8"
Bedroom 3	2.760m x 4.250m 9'1" x 14'
Bedroom 4	2.890m x 4.020m 9'6" x 13'2"
En-suite	2.100m x 1.330m 6'11" x 4'4"
WC	9.10m x 2.000m 2'11" x 6'3"
Utility Room	2.000m x 2.100m 6'7" x 6'11"

#### PRIMARY SERVICES SUPPLY

Electricity: solar panels - owned outright

Water: mains

Sewerage: mains

Heating: mains gas

Broadband: fibre

Mobile Signal Coverage Blackspot: no

Parking: garage and driveway, ev charging point.

Management estate charge - £80.00 yearly approx.

#### WARRANTIES AND GUARANTEES

National House Building (NHBC) - 10 years

Roofing work - 2 years

Heating/ plumbing work - 2 years

Electric work - 2 years

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### RESTRICTIONS AND RIGHTS

Restrictions on property? Yes - running a business from home

Parking Boats, Caravans or Mobile Homes on Site

#### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: yes

New development - building plots under construction

#### ACCESSIBILITY

Suitable for wheelchair users, level access, ramped access and wide doorways.

#### TENURE

Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: New build property - TBC

EPC RATING: Predicted A

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**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

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T: 01670 531114

Bedlington@rmsestateagents.co.uk

ROOK  
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SAYER



