



St Aidans Park | Fourstones | NE47

**Offers Over £450,000**

Detached bungalow in a spacious private corner plot with double detached garage, immaculate modern presentation, landscaped gardens and beautiful garden room.

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**Detached Bungalow**

**Double Garage**

**Modern Interior**

**Sweeping Driveway Parking**

**Three Bedrooms**

**Garden Room**

**Popular Village Location**

**Private Corner Plot**

**For any more information regarding the property please contact us today**

#### PROPERTY DESCRIPTION

This well-appointed detached bungalow occupying a spacious private corner plot in the desirable St Aidan's Park development. Sweeping driveway and double garage as well as open landscaped gardens really make this a gem of a property. The bungalow is fitted throughout with modern attractive features and clean stylish flooring. The current owners have spent a lot of time creating a modern space to live in with comfort and style.

The property is entered via the front door from the driveway into the central hallway which gives access to all front elevation rooms as well as deep double cloaks cupboard and archway through to the rear hallway. The guest WC cloakroom is off the entrance hallway and fitted with attractive timber effect flooring, modern white suite, attractive splash-back tiling and slimline frosted window.

The lounge is a spacious open plan room with ample dining space as well room for lounging around the log burner which is placed within a feature brick fireplace with deep oak mantle. A wide bay window invites plenty of natural light into the south facing elevation, adorned with window seat. The dining area, again, benefits from a wide south facing window inviting in plenty of light.

The kitchen is the hub of the house and is complimented by the adjacent sun room which has open archway through, creating a dining kitchen with lovely views over the gardens and direct access to the patio area for entertaining in the summer months. For keeping warm in the colder months, the sun room offers under floor heating. The kitchen is very well fitted with shaker style base and wall units, built-in wine rack, as well as integrated appliances and contrasting worktops. Again, this room enjoys a wide south facing windows, keeping the room well-lit with natural light.

All three bedrooms are found off the rear hallway and are spacious double rooms. The main bedroom benefits from fitted storage and the added advantage of having existing plumbing to install an en-

suite or vanity unit. The family bathroom is beautifully finished with modern white suite and comprises both bath and separate shower cubicle. The walls are tiled and the floor is finished with a modern tile effect finish.

Externally, the property is approached along a sweeping driveway with beech hedges adorning both sides, offering a high degree of privacy. The gravelled driveway offers parking for several cars as well as spacious double garage.

The gardens extend around the property and offer private areas of patio, seating, lawn, rockery with pond and the terrace to the rear.

This property is a superb opportunity for someone to purchase a secluded property within easy reach of amenities, schools and local shopping. Hexham town is less than 4 miles away offering full amenities including hospital, supermarkets, schooling for all ages, leisure centre with swimming pool and athletics centre, restaurants, public houses, town centre shopping as well as extensive train and bus services.

#### INTERNAL DIMENSIONS

Kitchen: 11'8 x 11'3 (3.54m x 3.42m)

Lounge: 16'4 x 11'3 (4.99m x 3.43m)

Dining: 11'7 x 11'4 (3.52m x 3.34m)

Sunroom: 11'9 x 10'3 (3.58m x 3.11m)

Principle Bedroom: 13'1 x 11'2 Excluding Wardrobes (3.98m x 3.39m)

Second Bedroom: 11'11 x 9'4 (3.62m x 2.84m)

Third Bedroom: 11'2 x 9'5 (3.39m x 2.87m)

Hallway: 15'0 x 5'3 (4.70m x 1.60m)

Bathroom: 11'1 x 11'4 (3.38m x 2.17m)

WC: 7'0 x 3'4 (2.12m x 1.04m)

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: LPG

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Double Garage & Large Driveway

#### 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.

#### MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that ... (the roof is thatched / this is a prefabricated building / this is non-standard construction)

#### ACCESSIBILITY

This property is all on one internal level

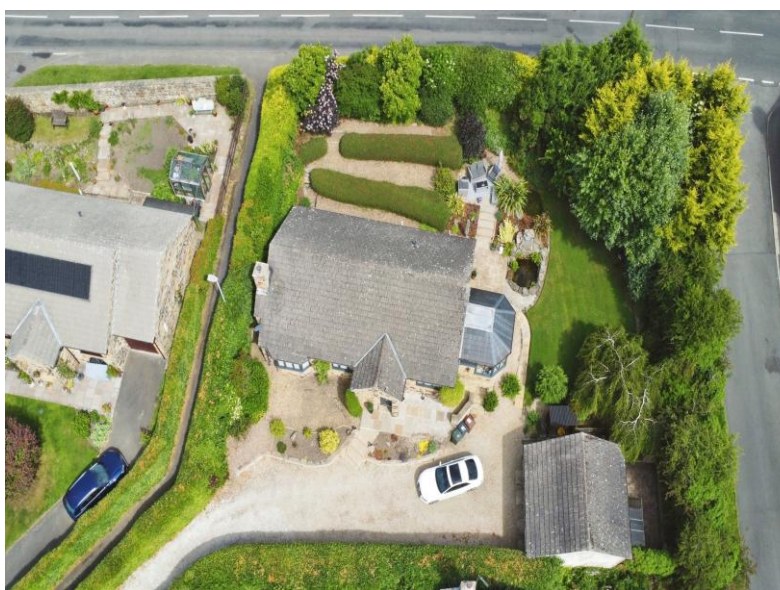
#### TENURE

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: E

#### EPC RATING: E

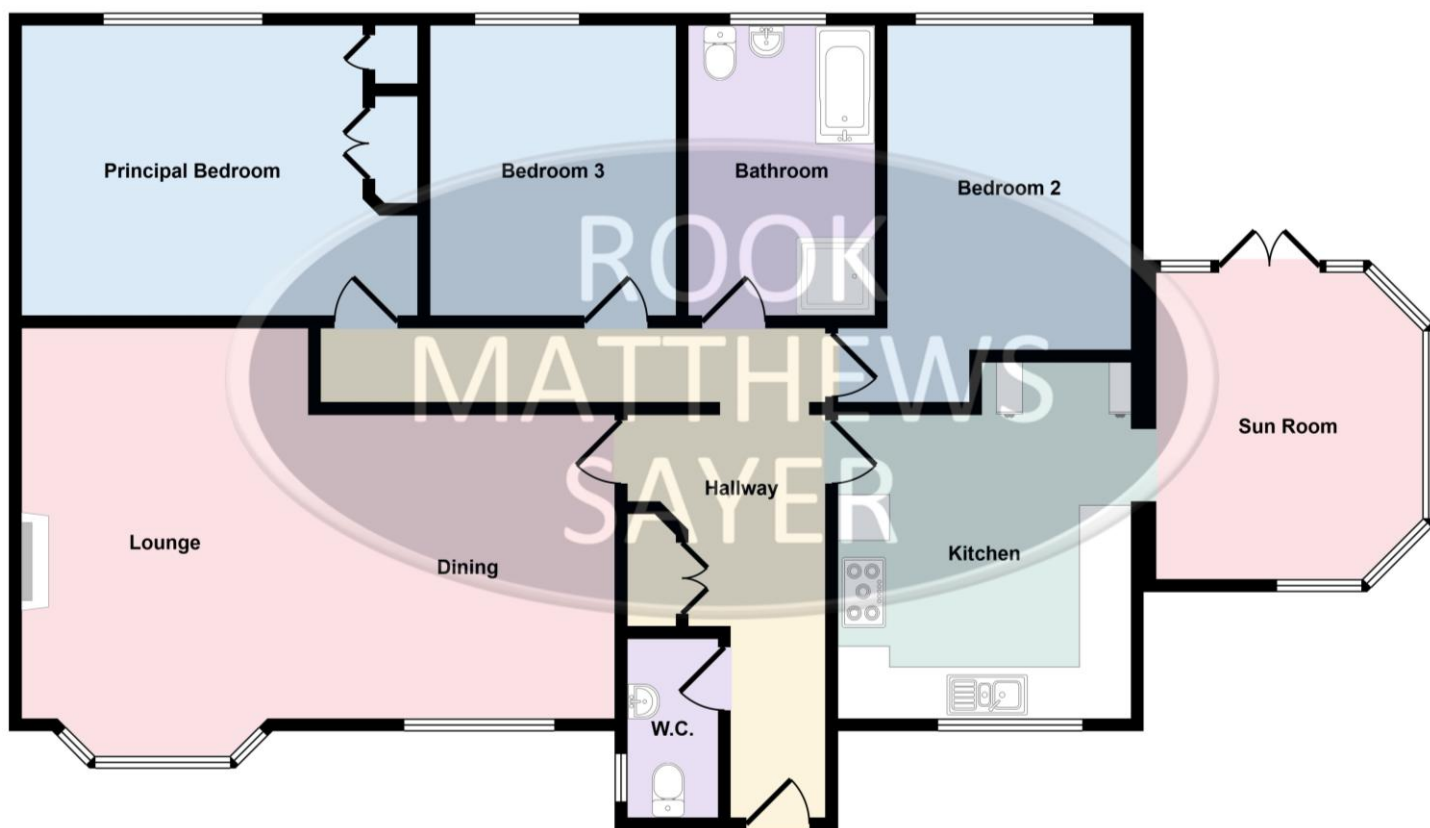
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 68 D      |
| 39-54 | E             | 47 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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

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