



ROOK
MATTHEWS
SAYER

The Showfield
Haydon Bridge

The Showfield, Haydon Bridge

- Detached Family Home
- Four/Five Bedrooms
- Gardens
- Two En-Suites
- Redesigned to a High Standard
- Village Location

£ 295,000

This impressive five bedroom detached family home is certainly not to be missed!

On a corner plot the property has been extended and re-designed to a very high standard by the current owners, creating a bright spacious contemporary home.

Situated on the popular Showfield Development close to the centre of Haydon Bridge which has an array of local amenities; schools; public houses; excellent road and rail links to Newcastle, Hexham and Carlisle.

The accommodation briefly comprises front door with video doorbell leading to reception hall; cloakroom; lounge; open plan kitchen; dining and garden room; utility room. To the first floor there are three/four bedrooms one with en-suite; home office; family bathroom. To the second floor there is a simply stunning master suite with en-suite and dressing area. Externally garage with driveway parking; gardens to the front and rear.

Reception Hall:

Spindle staircase leading to first floor; engineered oak flooring; under stair storage cupboard; radiator.

Cloakroom/WC:

Low-level WC; hand basin; contrasting splash back ceramic tiling; frosted glass window.

Lounge: 14'4(4.37m) x 12'1(3.68m)

Bright and spacious enjoying a deep bay window to the front elevation; radiator.

Open Plan Kitchen / Dining/Garden Room (Irregular Shape)

The kitchen area is fitted with an excellent range of floor and wall cabinets; larder unit; cabinet under lighting; wood effect work surfaces; integrated electric ceramic hob with stainless steel extractor hood above; eye level oven; dishwasher; stainless steel sink unit and drainer with mixer tap; tiling to walls; breakfast bar; dining area; laminate flooring. The garden room has two Velux windows one self closing both with perfect fit blinds; bifolding doors leading to a garden path and garden beyond; engineered oak flooring.

Utility Room: 6'11(2.11m) x 8'7(2.62m)

External door to rear elevation; window to side elevation; Velux window; wall and base cabinets; contrasting work surfaces; stainless steel sink unit and drainer with mixer tap; plumbing for washing machine and tumble drier; natural slate tiled floor.

First Floor Landing:

Window to side elevation; linen store cupboard.

Bedroom: 8'9(2.67m) into wardrobes x 7'4(2.24m)

Situated to the side elevation; fitted wardrobes; radiator.

Bedroom: 10'10(3.30m) x 9'10(2.99m)

Situated to the rear elevation; radiator.

En-Suite:

Double shower unit; hand basin; WC; contrasting tiling to walls; LED mirrored cabinet with demister and Bluetooth connectivity; radiator.

Bathroom:

Panelled bath; pedestal hand basin; low-level WC; contrasting ceramic tiling to walls; radiator.

Bedroom: 10'6(3.20m) x 9'9(2.97m)

Situated to the front elevation; radiator.

Home Office/Bedroom: 9'0(2.74m) x 6'6(1.98m)

Situated to the side elevation; radiator.

Second Floor:

Master Suite: 15'3(4.65m) x 15'5(4.70m) into en-suite Simply Stunning! With Velux windows; recess mirror fronted sliding door fitted wardrobes; dressing area; radiators.

En-Suite:

Fitted to a high standard with double shower unit; large hand basin; WC; LED demister mirror; tiling to walls; radiator; Velux window.

Externally:

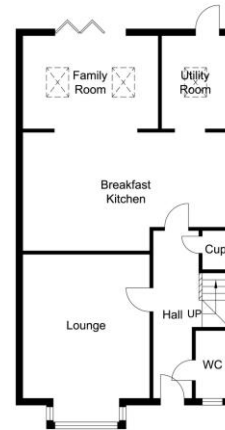
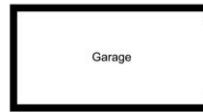
To the front elevation the garden is laid with attractive blue slate chippings; rockery with mature planting; well stocked borders; lawn; gated access to rear garden. The rear garden has been landscaped with astro turf lawn; borders of blue chippings with attractive planting; composite decking with glass balustrade; external water tap. Access gate leading to former garage which has been converted into a fantastic family space with bifolding aluminium doors with custom made venetian blinds to the front and the added bonus of having TV aerial; bar space; carpeted; access to loft for storage. This could easily be changed back into a garage. Driveway which is sufficient for two cars. Paved area to the side of the house to the side gate.

TENURE

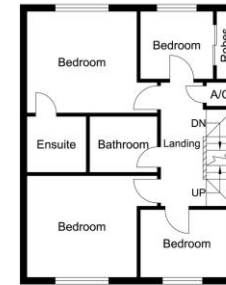
Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property these details must be verified by your Solicitor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		77	90
England, Scotland & Wales		EU Directive 2002/91/EC	

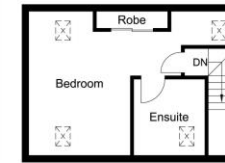
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		85	96
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



Second Floor



R100 Ravensworth 01670 713330

46 Priestpopple, Hexham, NE46 1PQ
Tel: 01434 601 616 www.rmsestateagents.co.uk

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.

17 Branches across the North-East



