



## The Gables

### Kenton Bank Foot

This wonderful property benefits from a superb plot, generous room sizes and no onward chain. The front door opens to a porch which leads to an impressive reception hallway with WC. There is a breakfasting kitchen with a door to the double garage, a sizeable dining room, living room and a conservatory overlooking the garden. Completing the layout is an inner hallway, three well-proportioned bedrooms and a bathroom. Externally there is parking on the driveway for several vehicles, an attached double garage and mature gardens laid to lawn with planted borders and a patio area. Kenton Bank Foot has excellent amenities including a Metro station, bus routes, good connections by road and a range of shops, pubs, restaurants and highly regarded schools nearby.

**Offers Over: £425,000**

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01661 860 228  
Ash House, Bell Villas, Ponteland, NE20 9BE

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ponteland@rmsestateagents.co.uk](mailto:ponteland@rmsestateagents.co.uk)





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### Entrance Porch

The front door opens to a porch with tiled flooring and a double-glazed window to the front.

### Reception Hall 8' max into recess x 11'3 max into recess

A welcoming reception hallway with Amtico style flooring, a double-glazed window to the side, wall lights, a storage cupboard and doors to the kitchen, WC and dining room.



### WC

This room has a low-level WC, wash hand basin, tiled flooring and double-glazed window to the front.

### Kitchen Breakfast Room 8'10 max into recess x 15'6 max into recess

A fitted kitchen with contrasting work tops and sink unit inset, an electric oven and hob, cooker hood, double glazed window to the side, integrated dishwasher, larder cupboard and access to the garage.



### Garage 16'10 max into recess x 17'7 max into recess

The double garage has a door to the garden, a garage door to side, three double glazed windows to the front, central heating boiler and plumbing for a washing machine.

### Dining Room 12'7 x 15'4

An impressive dining room with carpeted flooring, a double-glazed window to the rear and an opening to the living room.



### Living Room 15'2 max into recess x 15'6 max

A lovely room with feature fireplace and gas fire, carpeted flooring, double glazed window to the front and a double-glazed sliding door to the conservatory.

### Conservatory 15'11 max to recess x 23'9 max into recess

The conservatory has a tiled floor and access to the patio area in the garden.



## Inner Hallway

A carpeted hallway with wall lights and two double glazed windows to the side.

## Bedroom Three 6'10 x 11'9

This bedroom has a double-glazed window to the side and carpeted flooring.

## Bathroom

A generous room with bath tub, shower enclosure, wash hand basin inset to storage, Amtico style flooring, double glazed window to the side, a heated towel rail and tiled walls.

## Bedroom Two 11'9 x 9'10

A light and airy bedroom with double glazed window to the side, carpeted flooring and fitted wardrobes.

## Principal Bedroom 11'9 x 15'6

This well-proportioned bedroom has a double-glazed window to the side, fitted wardrobes and carpeted flooring.

## Garden

There is a generous driveway to the front and a well-maintained garden laid to lawn with planted borders. To the rear is a beautiful garden laid to lawn with an impressive patio area, planted borders and garden sheds for additional storage.

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL Modern

Mobile Signal Coverage Blackspot: No

Parking: Driveway with garage

## MINING

The property is known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

## 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

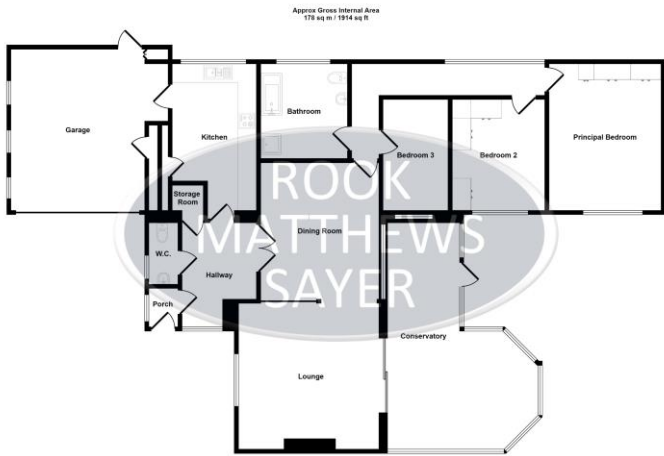
**COUNCIL TAX BAND: E**

**EPC RATING: C**

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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Works with Made Simple 2016.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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