



Ovington View Prudhoe

This well presented spacious, extended family home is situated on a cul-de-sac on the much sought after Ovington View. The property comprises of entrance porch leading to a spacious hallway with access to downstairs WC. There is a good sized living room to the front of the property and separate dining room to the rear which leads on to a brilliant conservatory. There is a stylish fitted kitchen with some integrated appliances and a separate utility room. The current owners have converted the garage which is now used as an office space, but could also be used as a fifth bedroom. Upstairs there are two double bedrooms, both with En-suite shower rooms, a further double bedroom, single bedroom and family bathroom. Externally there is a front garden and driveway for multiple cars and a large tiered rear garden, with patio, lawn and decking areas. The property also has solar panels. Call us now to arrange a viewing and avoid disappointment

Offers in Excess of: £325,000

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THIS WELL PRESENTED SPACIOUS, EXTENDED FAMILY HOME IS SITUATED ON A CUL-DE-SAC ON THE MUCH SOUGHT AFTER OVINGTON VIEW. THE PROPERTY COMPRISES OF ENTRANCE PORCH LEADING TO A SPACIOUS HALLWAY WITH ACCESS TO DOWNSTAIRS WC. THERE IS A GOOD SIZED LIVING ROOM TO THE FRONT OF THE PROPERTY AND SEPARATE DINING ROOM TO THE REAR WHICH LEADS ON TO A BRILLIANT CONSERVATORY. THERE IS A STYLISH FITTED KITCHEN WITH SOME INTEGRATED APPLIANCES AND A SEPARATE UTILITY ROOM. THE CURRENT OWNERS HAVE CONVERTED THE GARAGE WHICH IS NOW USED AS AN OFFICE SPACE, BUT COULD ALSO BE USED AS A FIFTH BEDROOM. UPSTAIRS THERE ARE TWO DOUBLE BEDROOMS, BOTH WITH EN-SUITE SHOWER ROOMS, A FURTHER DOUBLE BEDROOM, SINGLE BEDROOM AND FAMILY BATHROOM. EXTERNALLY THERE IS A FRONT GARDEN AND DRIVEWAY FOR MULTIPLE CARS AND A LARGE TIERED REAR GARDEN, WITH PATIO, LAWN AND DECKING AREAS. THE PROPERTY ALSO HAS SOLAR PANELS. CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.

The accommodation:

Entrance:

UPVC door to the front, wooden door to hallway, understairs storage and radiator.

WC:

UPVC window, low level wc, wash basin, fully tiled and heated towel rail.

Lounge: 14'9" 4.50m x 11'7" 3.53m

UPVC window, radiator and French doors to;

Dining Room: 12'1" 3.68m x 9'6" 2.90m

UPVC French doors to conservatory and radiator.

Conservatory: 11'0" 3.35m x 10'8" 3.25m

UPVC French doors to garden and radiator.

Kitchen: 14'8" 4.47m x 9'5" 2.87m

Two UPVC windows, fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, five burner gas hob, oven, grill and microwave, extractor hood, integrated dishwasher, tiled floor and vertical radiator.

Utility Room:

UPVC door to garden, plumbed for washing machine, storage, tiled floor and radiator.

Office: 17'1" 5.21m x 9'7" 2.92

Garage Conversion. UPVC window to the front, storage and radiator.



First Floor Landing:
Loft access and storage.

Bedroom One: 15'0" 4.57m x 9'9" 2.97m
Extension. UPVC window and radiator.

En Suite:
UPVC window, large walk in shower, low level wc, vanity wash hand basin, fully tiled and heated towel rail.

Bedroom Two: 9'10" 2.99m plus robes x 9'7" 2.92m
UPVC window, fitted wardrobes and radiator.

En Suite:
UPVC window, shower, low level wc, wash hand basin, part tiled and heated towel rail.

Bedroom Three: 12'9" 3.89m x 9'11" 3.02m
UPVC window and radiator.

Bedroom Four: 9'10" 2.99m max x 8'11" 2.72m into alcove
UPVC window and radiator.

Bathroom:
UPVC window, bath with shower, wash hand basin, low level wc, tiled walls and heated towel rail.

Externally:
To the front of the property there is a garden and a double driveway providing off street parking. To the rear of the property there is a levelled and tiered garden with patio and decked area.

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: D

EPC Rating: B

RY00006599/VS/EW/01.11.2023/V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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