



Nunns Way Blaydon

- Detached House
- Four Bedrooms
- En Suite to Master Bedroom
- Double Driveway & Garage
- Gardens

OIEO £ 269,500



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ROOK
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2 Nunns Way

Blaydon, NE21 4FS

THIS WELL-PRESENTED DETACHED HOUSE, OFFERED FOR SALE IN GOOD CONDITION, PROVIDES SPACIOUS AND COMFORTABLE LIVING IN A SOUGHT-AFTER LOCATION IDEAL FOR FAMILIES. THE PROPERTY FEATURES A DOUBLE DRIVEWAY TO THE FRONT, ALONG WITH AN ENCLOSED REAR GARDEN THAT CAN BE EASILY ACCESSED FROM THE RECEPTION ROOM—OFFERING AN EXCELLENT SPACE FOR RELAXATION OR OUTDOOR ENTERTAINING.

INSIDE, YOU WILL FIND A RECEPTION ROOM, PROVIDING AN INVITING AREA TO UNWIND WITH FAMILY OR FRIENDS. THE OPEN-PLAN KITCHEN IS EQUIPPED WITH WOOD COUNTERTOPS, A BELFAST SINK, AND A DEDICATED DINING SPACE, PERFECT FOR BOTH EVERYDAY MEALS AND ENTERTAINING GUESTS. A DOWNSTAIRS WC ADDS FURTHER CONVENIENCE FOR RESIDENTS AND VISITORS ALIKE.

THE HOUSE BOASTS FOUR GENEROUSLY PROPORTIONED DOUBLE BEDROOMS. THE MAIN BEDROOM BENEFITS FROM AN EN-SUITE, ENHANCING PRIVACY AND COMFORT. ANOTHER BEDROOM FEATURES A WALK-IN CLOSET, OFFERING AMPLE STORAGE SPACE, WHILE THE ADDITIONAL BEDROOMS ARE WELL-SIZED FOR FAMILY MEMBERS OR GUESTS. THE FAMILY BATHROOM INCLUDES A FREE-STANDING BATH, PROVIDING A TOUCH OF COMFORT AND STYLE FOR RELAXATION AFTER A LONG DAY.

FITNESS ENTHUSIASTS WILL APPRECIATE THE GARAGE GYM, ALLOWING YOU TO MAINTAIN AN ACTIVE LIFESTYLE FROM THE COMFORT OF YOUR OWN HOME. THE PROPERTY'S LOCATION OFFERS ACCESS TO SCENIC WALKING AND CYCLING ROUTES, PERFECT FOR THOSE WHO ENJOY THE OUTDOORS.

OVERALL, THIS PROPERTY OFFERS A PRACTICAL AND FLEXIBLE LAYOUT FOR MODERN FAMILY LIVING, WITH CONVENIENT FEATURES AND A DESIRABLE SETTING. VIEWINGS ARE HIGHLY RECOMMENDED TO APPRECIATE ALL THAT THIS HOME HAS TO OFFER.

Entrance:
Composite door to the front, storage and radiator.

Kitchen: 21'5" 6.53m max x 16'5" 5.00m max L Shaped
Two UPVC windows, wooden door to the rear, fitted with a range of matching wall and base unit with solid work surfaces above incorporating Belfast sink unit, Range style cooker, integrated dishwasher, plumbed for washing machine, tiled floor, two radiators and open plan dining space.

WC:
Low level wc, wash hand basin and radiator.

Lounge: 21'6" 6.55m x 10'2" 3.10m
UPVC window to the front and UPVC French doors to the rear.

First Floor Landing:
Storage.

Bedroom One: 12'6" 3.81m x 9'10" 2.99m max
UPVC window and radiator.

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

Bedroom Two: 13'1" 3.99m x 8'6" 2.59m
UPVC window and radiator.

Bedroom Three: 10'6" 3.20m x 9'2" 2.79m
UPVC window, storage, part tiled and radiator.

Bedroom Four: 11'11" 3.63m x 6'5" 1.96m
UPVC window and radiator.

Bathroom:
UPVC window, free standing roll top bath, low level wc, wash hand basin, part tiled and heated towel rail.

Externally:
There is a garden to the front, a further enclosed rear garden and a double driveway providing off street parking.

Garage:
Half storage and half gym.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE
Mobile Signal Coverage Blackspot: NO
Parking: DRIVEWAY

MINING
The property is not 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: D
EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 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.

16 Branches across the North-East

