



King Oswald Drive Blaydon

This immaculate detached property in a sought-after location is now available for sale, offering a perfect setting for families.

Boasting five bedrooms, this home features a double en-suite bedroom with built-in wardrobes, another double en-suite bedroom, and two additional double bedrooms along with a spacious single bedroom. The property includes a reception room with large windows, providing ample natural light throughout the space.

One of the standout features of this property is the conservatory, adding a touch of elegance and a seamless flow between indoor and outdoor living. The low-maintenance garden offers different seating areas, perfect for relaxing or entertaining guests. Additionally, the property includes a garage, ideal for parking or extra storage, and a bar for those who enjoy hosting gatherings.

Situated in a vibrant community with convenient access to public transport links, local amenities, and cycling routes, this home provides both comfort and practicality. Don't miss the opportunity to make this stunning townhouse your new family home.

Offers in Excess of £320,000

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THIS IMMACULATE DETACHED PROPERTY IN A SOUGHT-AFTER LOCATION IS NOW AVAILABLE FOR SALE, OFFERING A PERFECT SETTING FOR FAMILIES. BOASTING FIVE BEDROOMS, THIS HOME FEATURES A DOUBLE EN-SUITE BEDROOM WITH BUILT-IN WARDROBES, ANOTHER DOUBLE EN-SUITE BEDROOM, AND TWO ADDITIONAL DOUBLE BEDROOMS ALONG WITH A SPACIOUS SINGLE BEDROOM. THE PROPERTY INCLUDES A RECEPTION ROOM WITH LARGE WINDOWS, PROVIDING AMPLE NATURAL LIGHT THROUGHOUT THE SPACE.

ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS THE CONSERVATORY, ADDING A TOUCH OF ELEGANCE AND A SEAMLESS FLOW BETWEEN INDOOR AND OUTDOOR LIVING. THE LOW-MAINTENANCE GARDEN OFFERS DIFFERENT SEATING AREAS, PERFECT FOR RELAXING OR ENTERTAINING GUESTS. ADDITIONALLY, THE PROPERTY INCLUDES A GARAGE, IDEAL FOR PARKING OR EXTRA STORAGE, AND A BAR FOR THOSE WHO ENJOY HOSTING GATHERINGS.

SITUATED IN A VIBRANT COMMUNITY WITH CONVENIENT ACCESS TO PUBLIC TRANSPORT LINKS, LOCAL AMENITIES, AND CYCLING ROUTES, THIS HOME PROVIDES BOTH COMFORT AND PRACTICALITY. DON'T MISS THE OPPORTUNITY TO MAKE THIS STUNNING TOWNHOUSE YOUR NEW FAMILY HOME.

The accommodation:

Entrance:

Composite door to the front and radiator.

WC:

Low level wc and wash hand basin.

Utility Room:

Composite door to the garden, fitted with a range of units incorporating stainless steel sink unit and drainer, plumbed for washing machine and radiator.

Bedroom One: 14'4" 4.37m x 10'3" 3.12m

UPVC window and radiator.

En Suite:

UPVC window, large shower cubicle, low level wc, pedestal wash hand basin, part tiled and radiator.

Bedroom Two: 19'5" 5.92m x 10'4" 3.15m

UPVC window, vertical radiator and UPVC French doors to;

Conservatory: 12;11" 3.94m x 8'10" 2.69m

UPVC conservatory, UPVC doors to the garden.

First Floor Landing:

UPVC window.

Lounge: 19'4" 5.89m x 10'7" 3.22m

Two UPVC windows, study area and radiator.



Kitchen: 19'4" 5.89m x 10'3" 3.12m

Two UPVC windows, fitted with a range of matching wall and base units with work surfaces above incorporating sink unit and drainer, five burner gas hob, double electric oven, integrated dishwasher, integrated fridge freezer and radiator.

Second Floor Landing:

UPVC window, storage and radiator.

Bedroom Three: 14'3" 4.34m x 8'8" 2.64m plus robes

UPVC window, fitted wardrobes and radiator.

En Suite:

Two UPVC window, shower, low level wc, wash hand basin and radiator.

Bedroom Four: 10'6" 3.20m x 6'11" 2.11m

UPVC window and radiator.

Bedroom Five: 12'0" 3.66m x 10'6" 3.20m

UPVC window and radiator.

Bathroom wc:

UPVC window, bath, shower cubicle, low level wc, wash hand basin and radiator.

Externally:

To the rear of the property there is a low maintenance garden with artificial grass, a patio area and a bar.

To the front there is a driveway providing off street parking and a detached garage situated in a block.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAYS

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: E

EPC RATING: C

RY00005966/Vs/EW/05.0.2024.V.1.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 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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