



Hexham Road | Throckley | NE15 9QU

£475,000



3



3



2

Detached family home

Three bedrooms

Ensuite to main bedroom

Three reception rooms

Breakfasting kitchen

Cloakroom/W.C

Garden room

Fantastic large rear garden

**ROOK
MATTHEWS
SAYER**

Welcome to this delightful detached property, a gem nestled in a peaceful location and currently on the market for sale. This charming residence is in good condition and is ready to welcome its new owners.

As you step inside, you will find three lovely reception rooms. One of these is a stunning garden room, a beautiful space that brings the outdoors in and allows you to enjoy the gorgeous views all year round. The property also boasts a modern kitchen, complete with a breakfast bar.

The house features three bedrooms, providing plenty of space. The main bedroom benefits from an en-suite shower room/w.c. In addition to this, there is a family bathroom in the house.

The property's crowning glory is its stunning garden. This outdoor space is a stunning oasis of calm and tranquillity, the perfect place to relax, unwind, and enjoy the beauty of nature. There is also a large double garage providing ample storage.

This home is a wonderful blend of comfort and charm. With its good condition, tranquil location, and stunning garden, this property is a wonderful opportunity waiting for the right buyer.

The estate provides lies a short distance from the city centre which can be easily reached via numerous bus routes, easy access to the A69 and A1 Trunk roads. which link to the central motorway network. Newcastle International Airport is approximately three miles north and provides a range of national and international flights. Newcastle city provides a vast array of schooling, shopping and recreational facilities including the Metro Centre, the Glasshouse International Centre for Music, and Quayside.

Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

Entrance porch

Double glazed windows and wood flooring.

Reception Hallway

Wood flooring, central heating radiator, feature fire with inset hearth and surround, stairs leading up to landing and a double glazed window to the front.

Dining Room 14' 11" Into alcove x 12' 0" Plus recess (4.54m x 3.65m)
Under stair storage cupboard, wood flooring and a central heating radiator.

Lounge 18' 5" Max x 9' 11" Max (5.61m x 3.02m)
Double glazed window to the front, central heating radiator, television point and Woodburning Stove with hearth.

Garden Room 12' 10" Max x 12' 8" Max (3.91m x 3.86m)
Wood flooring, recessed downlights, central heating radiator, double glazed window to the side and double glazed French doors opening to the stunning garden.

Breakfasting Kitchen 13' 3" Max x 10' 2" Max (4.04m x 3.10m)

Modern fitted kitchen with a range of wall and base units with work surfaces over, 1 ½ bowl sink with mixer tap and drainer, integrated appliances including fridge/freezer, washing machine, gas cooker point with extractor hood over and splash back, recessed downlights, floor standing central heating boiler, central heating radiator, breakfast bar and a double glazed window overlooking the rear garden.

Inner Porch

Double glazed window, central heating radiator and door to garden.

Cloakroom/w.c

Fitted with a low level w.c, pedestal wash had, central heating radiator, laminate flooring and a double glazed window.

Bedroom One 12' 2" Max x 10' 5" Max (3.71m x 3.17m)

Double glazed window, central heating radiator and fitted wardrobes.

Ensuite

Fitted with a low level w.c, wall mounted wash hand basin and shower cubicle.

Bedroom Two 15' 11" Max inc wardrobes x 9' 11" Max including wardrobes (4.85m x 3.02m)

Double glazed window to the front, central heating radiator, fitted wardrobes and cabinets.

Bedroom Three 11' 2" x 8' 10" (3.40m x 2.69m)

Double glazed window to the rear, central heating radiator and fitted cupboards.

Bathroom/w.c

Fitted with a three piece white bathroom suite comprising combination vanity unit and w.c with concealed cistern, panel bath with shower over and screen, heated towel rail, recessed downlights, extractor fan and a double glazed window.

Externally

Front Garden

Gated entrance leading to the block paved drive providing parking for vehicles and leading to the large double garage.

Rear garden

Beautiful substantial large garden with stairs up to lawn with decked, paved seating areas and planted shrubs.

Large double garage 20' 5" x 17' 11" (6.22m x 5.46m) plus workshop 17' 11" x 5' 7" (5.46m x 1.70m)

Door width x 2' 7" 0" (2.13m)

Remote roller doors, power, and lighting.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains – Gas

Sewerage: Mains

Heating: Mains – Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Driveway and double garage

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: D

WD7916/23.07.2024/BW/EM/23.07.2024/V.2



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

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.