



Glade Drive | Throckley | NE15 9LF

Offers in the Region of £325,000



4



2



2

Detached family home

Four bedrooms

Ensuite to main bedroom

Kitchen and utility room

Cloakroom/W.C

Family bathroom/W.C

Front and rear gardens

Garage with private driveway

ROOK
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Presenting this impressive detached house, now available for sale, ideally situated to offer both convenience and comfort for families. Benefitting from excellent public transport links, reputable nearby schools, and a wealth of local amenities, this property is perfectly positioned to cater for a modern family lifestyle.

Internally the property briefly comprises an entrance hall, leading to open plan kitchen/dining room and lounge, cloakroom/W.C, utility room and study. The first floor boast four generously sized bedrooms. The main bedroom enjoys the additional luxury of an en-suite, providing added privacy and convenience. A family bathroom/W.C serves the remaining bedrooms, ensuring practicality for busy households.

This family home successfully combines generous proportions with a practical layout, making it an ideal choice for those seeking both style and substance. Everyday living is enhanced by the property's open-plan design, promoting a light-filled and harmonious environment.

With its desirable location close to schools, public transport, and a range of amenities, this home presents a superb opportunity for families wishing to settle in a vibrant and accessible area. Arrange a viewing today to appreciate all that this exceptional detached house has to offer.

Entrance Hall

Stairs up to the first floor, under stair storage cupboard and a central heating radiator.

Cloakroom/W.C

Fitted with a low level W.C, pedestal wash hand basin, part tiled walls and a central heating radiator.

Open plan Lounge, Dining room and Kitchen

Lounge Area 21' 6" x 10' 3" (6.55m x 3.12m)

Dual aspect double glazed windows to the front, rear and side, central heating radiator, television point, recessed downlights, feature fire and double glazed sliding doors leading to the rear garden.

Kitchen/Diner 16' 11" x 9' 1" (5.15m x 2.77m)

Fitted with a range of wall and base units with work surfaces over and upstand, integrated appliances including gas hob with stainless steel extractor hood over and oven below, fridge/freezer and dishwasher, 1 ½ bowl stainless steel sink with mixer tap and drainer, recessed downlights, central heating radiator two double glazed windows to the rear.

Utility Room 6' 4" x 5' 2" (1.93m x 1.57m)

Fitted wall and base units with work surfaces over and upstand, stainless steel sink with mixer tap and drainer, plumbing for an automatic washing machine and dryer and a central heating radiator.

Study 9' 10" x 6' 4" (2.99m x 1.93m)

Double glazed window to the front and a central heating radiator.

Landing

Loft access, airing cupboard and a central heating radiator.

Bedroom One 11' 3" Plus recess x 9' 10" Max (3.43m x 2.99m)

Double glazed window to the front and a central heating radiator.

Bedroom Two 9' 11" x 9' 5" Plus wardrobes (3.02m x 2.87m)

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

Bedroom Three 10' 6" Including wardrobes x 9' 4" (3.20m x 2.84m)
Double glazed window to the rear and a central heating radiator.

Bedroom Four 9' 8" Plus wardrobes x 7' 7" Max (2.94m x 2.31m)

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

Bathroom/W.C

Fitted with a three piece white bathroom suite comprising low level W.C with concealed cistern, pedestal wash hand basin, panel bath with shower mixer tap, recessed downlights, chrome heated towel rail and a double glazed window to the rear.

Externally

Front Garden

Lawn garden with paved path to entrance and block paved drive to side leading to the garage.

Rear Garden

Enclosed lawn garden with paved seating area.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Garage and driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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. There is an annual maintenance charge of £250.00 per annum.

COUNCIL TAX BAND: E

EPC RATING: B

WD7803/04/.08.2025/BW/EM/V.1

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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