



Grosvenor Way, Chapel Park

- Detached family home
- Extended kitchen/dining room
- Utility room and cloakroom/wc
- Spacious drive with parking for four vehicles
- Three bedrooms

Offers Over: £250,000

EPC: - C



0191 267 1031
120 Roman Way, West Denton NE5 5AD

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
westdenton@rookmatthewssayer.co.uk

Grosvenor Way,

Chapel Park, NE5 1SE

This well presented and spacious family home is situated on Grosvenor Way in Chapel Park. The property has been extended to the ground floor offering a modern style kitchen/dining room with French doors to the outside space. The internal condition is very good and the accommodation briefly comprises; an vestibule entrance, hallway with stairs to the first floor, a lounge with views to the front, a kitchen/dining room featuring a gas log burning stove and integrated cooking appliances, the utility room has access to the garage and the cloakroom/wc. To the first floor there are three bedrooms and a family bathroom/wc. Externally, to the front the driveway offers parking for four vehicles and access to the attached garage and to the rear there is an enclosed garden with artificial lawn.

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

THE VESTIBULE

Tiled flooring and storage cupboard.

ENTRANCE HALL

Central heating radiator, stairs leading up, under stairs cupboard and cloakroom.

CLOAKROOM/W.C

Double glazed window to rear, low level w.c, wall mount hand wash basin, extractor fan and central heating radiator.

LOUNGE 13' 11" x 16' 6" Into recess (4.24m x 5.03m into recess)

Double glazed window to the front, central heating radiator, coving to ceiling, feature fireplace surround with inset, hearth and electric fitted fire.

KITCHEN/DINING ROOM 19' 11" x 9' 9" Into recess (6.07m x 2.97m into recess)

(Including fitted units)

Fitted wall and base units with work surfaces over, electric hob, stainless steel and glass extractor hood over, fitted electric oven and microwave, centre island with 1 ½ bowl stainless steel sink with mixer tap and drainer, plumbing for dishwasher, splash back tiles, vertical central heating radiator, gas fire log burner, double glazed window to the rear, double glazed French doors to the rear and a central heating radiator.

UTILITY

Door to the rear, central heating radiator, plumbing for automatic washing machine, work surfaces and a door to garage.

LANDING

Double glazed window to the side, loft access, cupboard housing central heating boiler.

BEDROOM ONE 11' 2" Into recess x 11' 0" (3.40m into recess x 3.35m)

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

BEDROOM TWO 10' 8" x 8' 7" (3.25m x 2.61m)

Double glazed window to the rear and central heating radiator.

BEDROOM THREE 8' 5" x 7' 3" (2.56m x 2.21m)

Double glazed window to the rear and central heating radiator.

BATHROOM

Three piece white coloured bathroom suite comprising low level w.c, pedestal hand wash basin, bath with screen and shower over, part tiled walls, double glazed window to rear and heated towel rail.

EXTERNALLY

FRONT

Front lawned garden with block paved drive to side and parking for four vehicles.

REAR

Rear enclosed garden with decked area and artificial lawn.

TENURE

Lease, ground rent and maintenance details have been provided by the seller however the accuracy cannot be guaranteed as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

WD1576/CS/CMS/29.10.2020/V.4



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