

SIGNATURE

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Dene Road, Rowlands Gill NE39 1DU

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Offers In The Region Of
£630,000

Signature North East is thrilled to offer a remarkable opportunity to own a stunning five-bedroom detached cottage that dates back to circa 1906. This charming property seamlessly blends traditional and contemporary features, providing a unique and inviting living space. Nestled within the tranquil surroundings of Dene Road, Rowlands Gill, the property is accessed via a single track road ensuring absolute privacy with only one neighboring property. Boasting an excellent location, this property is conveniently situated near local shops, schooling, and the picturesque Gibside National Trust, making it perfect for families who enjoy outdoor activities.

As you step inside this impressive residence, you are greeted by a generously proportioned hallway that provides access to the main reception rooms on the ground floor, a staircase leading up to the first floor, and a convenient downstairs w.c. The first room on the ground floor is the elegant living room, featuring ample space for your preferred furnishings and adorned with stunning details such as exquisite cornicing, ceiling detailing, and a charming central fireplace with an inset log burner, which creates a warm and inviting ambiance. Next is the versatile dining room, providing ample space for a family dining table and other desired furnishings. Located at the rear of the house, the garden room is accessible via French doors from both the living and dining rooms. This delightful space offers direct access to the rear garden, providing an excellent area to relax or entertain family and friends.

The kitchen offers an abundance of storage options via the French Elm wall and base units, which have been tastefully repainted to create a modern two-tone kitchen area. This well-equipped kitchen also homes some integrated appliances such as a Neff double electric oven, gas hob and under counter fridge. Connected is a handy utility room which houses the two zoned gas central heating system.

Completing the ground floor is the versatile study, which can be utilized in a variety of ways.

As you ascend to the first floor, you will find five spacious bedrooms. Four out of the five bedrooms can comfortably accommodate a King-size bed and additional furnishings. Bedroom three is a particular highlight, featuring fitted wardrobes that provide ample storage space, as well as access to a three-piece en suite fitted with a walk-in shower, WC, and sink. Bedrooms one and three are located in a private section of the home, making them an ideal option for use as a guest suite, providing privacy and comfort for visitors. Completing the first floor is a magnificent four-piece family bathroom that has been fully tiled with luxurious Travertine stone, adding a touch of elegance and sophistication to this space.

Stepping outside to the rear of the property you will discover a magnificent south-west facing garden that spans approximately half an acre, with a decking area which wraps around the side and rear of the home, perfect for alfresco dining. At the bottom of the garden lies a delightful woodland area, perfect for promoting local wildlife, and often visited by a variety of animals including roe deer, foxes, badgers, red kites, pheasants, woodpeckers, tawny owls, and a variety of garden birds. Additionally there are two garden sheds and a log store.

Located at the front of the property, you'll discover a detached garage and workshop that boasts a carport and a hard stand area, providing ample space for vehicles and outdoor equipment. Above the workshop, you'll find a spacious games room perfect for hosting game nights with friends and family. Moreover, the property features a generously sized driveway that can accommodate up to three cars, providing six parking spaces in total.



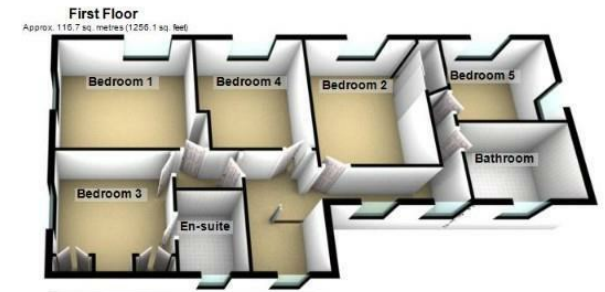
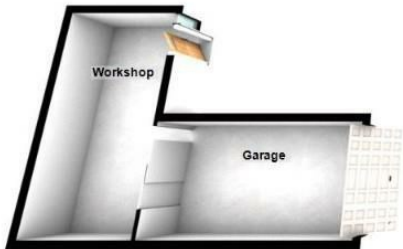
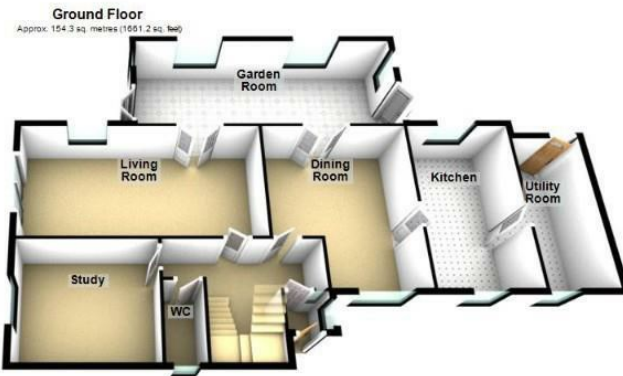


Why Signature?

Signature North East reach 150,000 per month on social media. We cover 19 locations in the North East. At signature we keep our doors open from 8AM - 8PM, when other estate agents are closed. We are a customer 5 star rated agent on allagents.co.uk. With a dedicated group of negotiators across the region, to the 'behind the scenes' Head Office team, each member of staff is passionate about the industry and cares about every client; you're at the heart of everything we do!

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 271.0 sq. metres (2917.2 sq. feet)
Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

EPC RATING: C



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