



# South View Wyre Piddle

£535,000

- Detached four bedroom house-one of four new builds designed and finished to exacting standards
- Living room with French doors to the garden
- Superb open plan kitchen/dining room
- Master bedroom with Juliet balcony, fitted wardrobe and en-suite
- Air Source Heat Pump and underfloor heating throughout
- Solar panels
- Landscaped rear garden with acoustic fencing
- Sought after location

Nigel Poole  
& Partners

# South View

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**\*\*A MAGNIFICENT NEW BUILD IN A RURAL LOCATION\*\*** This is one of four exclusive properties built by Matthews Construction; a family owned and run multi-award-winning housebuilder with a reputation for innovative design, quality construction and attention to detail. Each property has been designed and finished to exacting standards. Light and airy entrance hall; cloakroom; living room and a superb open plan kitchen/dining room. On the first floor there are four bedrooms; the master with en-suite and Juliet balcony to the rear overlooking open countryside. Family bathroom. The property has underfloor heating throughout; Solar panels and Air Source Heat Pump. The landscaped garden is surrounded by an acoustic fence.

## Front

Block paved drive with parking for two vehicles. Borders with planting. Access to the rear of the property.

## Entrance Hall 12' 10" x 7' 5" (3.91m x 2.26m)

Composite entrance door. Luxury vinyl flooring. Doors to the cloakroom, living room, kitchen/dining room and storage cupboard. Stairs rising to the first floor.

## Cloakroom 8' 9" x 3' 3" (2.66m x 0.99m)

Obscure double glazed window to the rear aspect. Vanity wash hand basin and low flush w.c.

## Living Room 24' 2" x 11' 5" (7.36m x 3.48m)

Double glazed bay window to the front aspect. Double glazed French doors to the rear garden.

## Kitchen/Dining Room 33' 7" x 10' 9" (10.23m x 3.27m) max

Triple aspect double glazed windows. Double glazed French doors to the garden. Kitchen island with breakfast bar, base units, drawers, wine fridge and Quartz worksurface. Wall and base units surmounted by Quartz worksurface with upstands. One and a half sink with drainer and mixer tap. Integrated combination microwave oven and a single oven controlled by a mobile app. Induction hob with extractor fan over, dishwasher, washing machine, fridge freezer and bin store. Luxury vinyl flooring.

## Landing

Double glazed window to the rear aspect. Doors to the bedrooms and family bathroom. Access to the loft.

## Master Bedroom 22' 5" x 10' 9" (6.83m x 3.27m)

Double glazed French doors to the rear with a Juliet balcony. Double glazed window to the side aspect. Fitted wardrobe and storage cupboard. Door to en-suite.

## En-suite 7' 3" x 5' 3" (2.21m x 1.60m)

Obscure double glazed window to the side aspect. Shower cubicle with mains rainfall shower. Vanity wash hand basin and low flush w.c. Porcelanosa tile flooring and splashbacks. Electric ladder rail. Touch light mirror.

## Bedroom Two 11' 7" x 11' 6" (3.53m x 3.50m)

Double glazed window to the rear aspect.

## Bedroom Three 10' 9" x 10' 8" (3.27m x 3.25m)

Double glazed window to the front aspect.

## Bedroom Four 11' 7" x 9' 2" (3.53m x 2.79m) max

Double glazed window to the front aspect.

## Family Bathroom 8' 6" x 5' 8" (2.59m x 1.73m)

Obscure double glazed window to the front aspect. Vanity wash hand basin and low flush w.c. Porcelanosa tile flooring and splashbacks. Electric ladder rail. Touch light mirror.

## Garden

Landscaped rear garden laid to lawn with a patio seating area. Acoustic fencing.

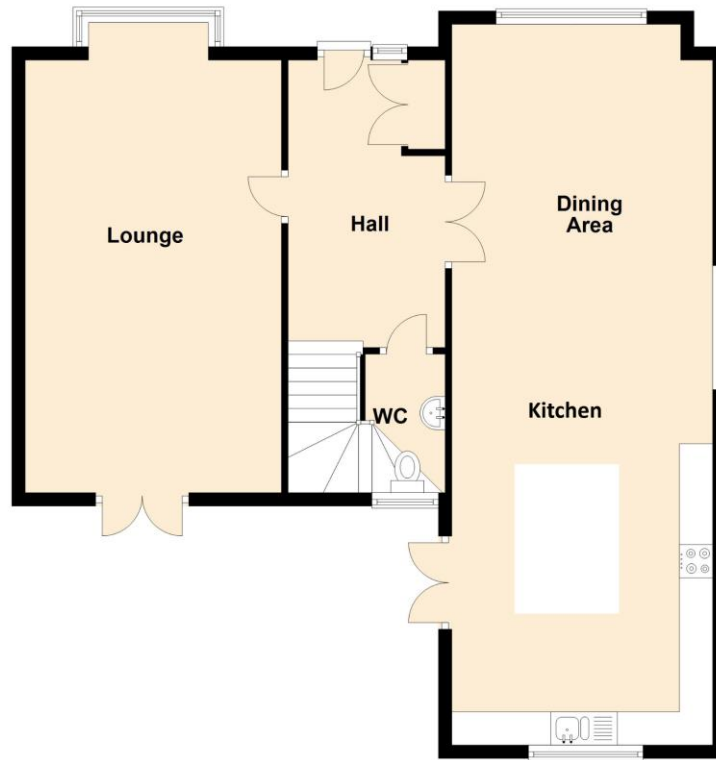
## Tenure: Freehold

## Council Tax Band: TBC

Broadband and Mobile Information: To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 2HZ

### Ground Floor

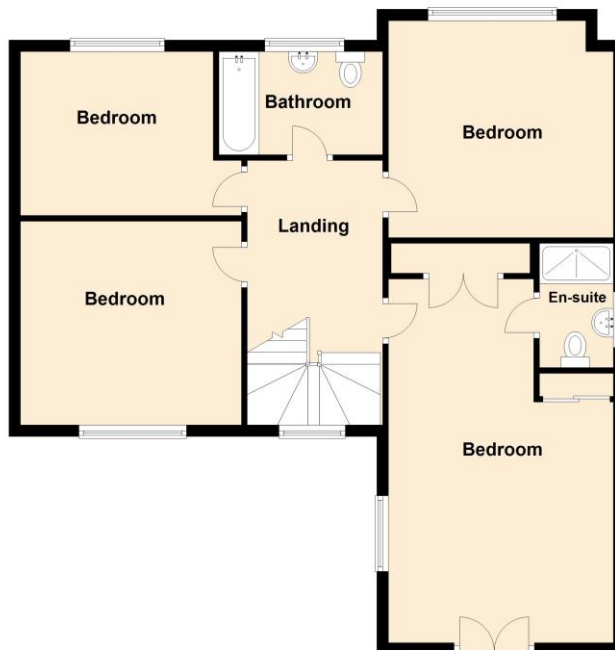
Approx. 84.4 sq. metres (908.9 sq. feet)



Total area: approx. 168.4 sq. metres (1812.3 sq. feet)

### First Floor

Approx. 83.9 sq. metres (903.4 sq. feet)







**MISREPRESENTATION ACT 1991**

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**N446 Ravensworth** 01670 713330

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