

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**28 EPSOM DRIVE ORCHID MEADOWS ASHINGTON NORTHUMBERLAND
NE63 8NA**



- Four Bed Detached House
- Hall. Cloaks/W.C.
- Fitted Kitchen + Utility
- Council Tax Band D

- Garage. Conservatory
- Two Reception Rooms
- En-Suite To Main Bedroom
- EPC Rating C

Offers Over £255,000

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A much improved and well cared for detached house with garage and pleasant gardens. The attractively presented generous sized accommodation has feature leaded Upvc double glazing and gas central heating. The accommodation briefly comprises of: Hall, cloaks/w.c., two separate reception rooms, conservatory, well fitted kitchen and utility room. First floor: Four bedrooms (three with built in wardrobes) and the master bedroom has an en-suite shower room. The refitted principal bathroom has a white suite. Viewing highly recommended.

GROUND FLOOR

ENTRANCE HALL

Upvc double glazed entrance door with side panel, laminate flooring, coving, radiator, stairs to first floor, door to:-



LOUNGE

17'9" x 11'4" (5.41 x 3.45)

With Upvc double glazed 3/4 bay window to front elevation and a Upvc double glazed window to the side elevation. Tasteful decor, attractive feature modern cream marbled fireplace, radiator, coving, door to:-



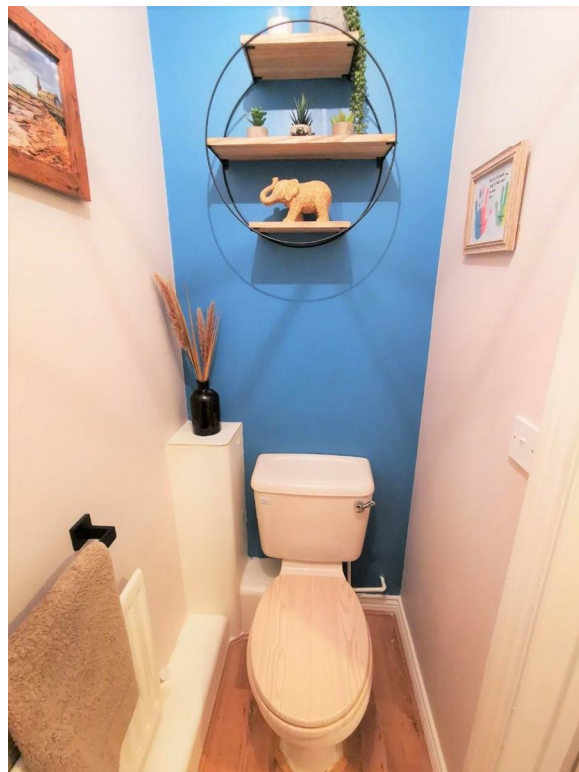
INNER LOBBY

Laminate flooring, built in cupboard.

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CLOAKS/W.C.

close coupled w.c, wash hand basin, radiator, extractor, laminate flooring.



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DINING ROOM

11'3" x 9'10" (3.43 x 3.00)

Laminate flooring, double radiator, coving, Upvc double glazed french doors with side panes into the conservatory.



CONSERVATORY

Upvc double glazed conservatory with double doors into the garden.



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KITCHEN

12'2" x 9'8" (3.71 x 2.95)

Fitted range of cherrywood finish base, drawer and wall units with roll edge worktops, tall unit, one and a half bowl single drainer stainless steel sink unit, electric under oven, gas hob and extractor hood, tiling, plumbing for dish washer, space for freestanding double fridge and freezer, door to the utility room.



UTILITY ROOM

Cherrywood finish floor unit, roll edge worktop, single drainer stainless steel sink unit, plumbing for automatic washer, Potterton gas central heating boiler, extractor, double glazed door to side elevation.



FIRST FLOOR

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LANDING

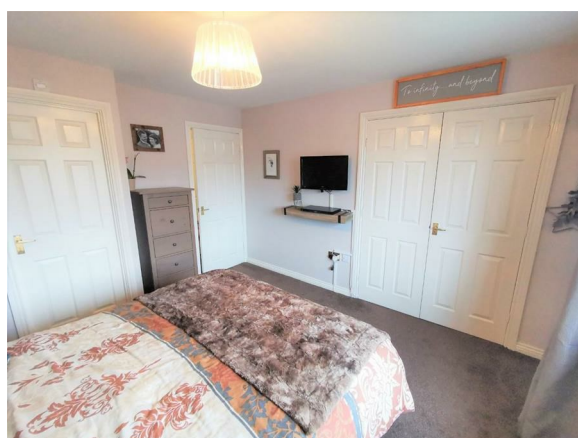
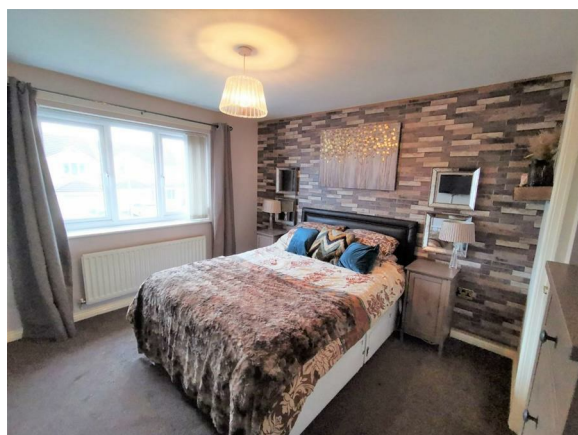
Loft hatch, radiator, coving, storage cupboard.



MASTER BEDROOM

11'4" x 12'5" (3.45 x 3.78)

Double built in double wardrobe with lighting, radiator, Upvc double glazed window to front, door to:-



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EN-SUITE SHOWER ROOM

white suite comprising close coupled w.c., pedestal wash basin with tiled splash back, tiled shower cubicle with Mira shower, radiator, Upvc double glazed window.



BEDROOM 2

8'10" x 12'1" (2.69 x 3.68)

Double built in wardrobe, radiator, Upvc double glazed window to rear.



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BEDROOM 3

9'4" x 7'9" (2.84 x 2.36)

Double built in wardrobe, radiator, Upvc double glazed window to rear.



BEDROOM 4

9'3" x 8'8" 10'2" max to door (2.82 x 2.64 3.10 max to door)

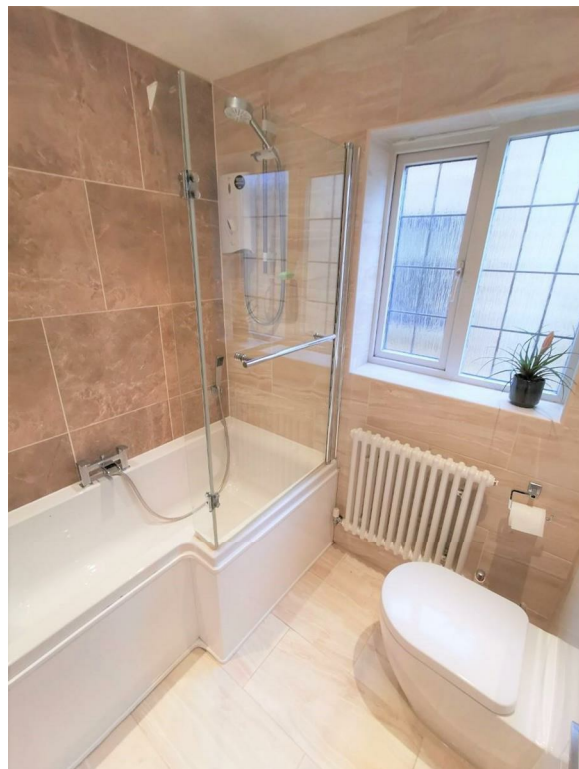
Radiator, Upvc double glazed window to front.



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BATHROOM/W.C.

white suite comprising panelled shower bath with shower fitment over, pedestal wash basin and close coupled w.c set in a vanity storage unit, modern tiling to the walls and floor, traditional style radiator, Upvc double glazed window.



EXTERNAL

FRONT

Attractive laid out front garden with paved area, Driveway to the garage.
Rear garden mainly laid to lawn.



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REAR GARDEN

Mainly paved, lawn.



GARAGE

Single garage with up and over door, power and lighting.



VIEWING ARRANGEMENTS

BY APPOINTMENT THROUGH OUR ASHINGTON OFFICE ON (01670) 812145

TENURE:

WE UNDERSTAND THE PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

FILE NUMBER

PLEASE QUOTE REFERENCE NO: 6186a

MORTGAGE

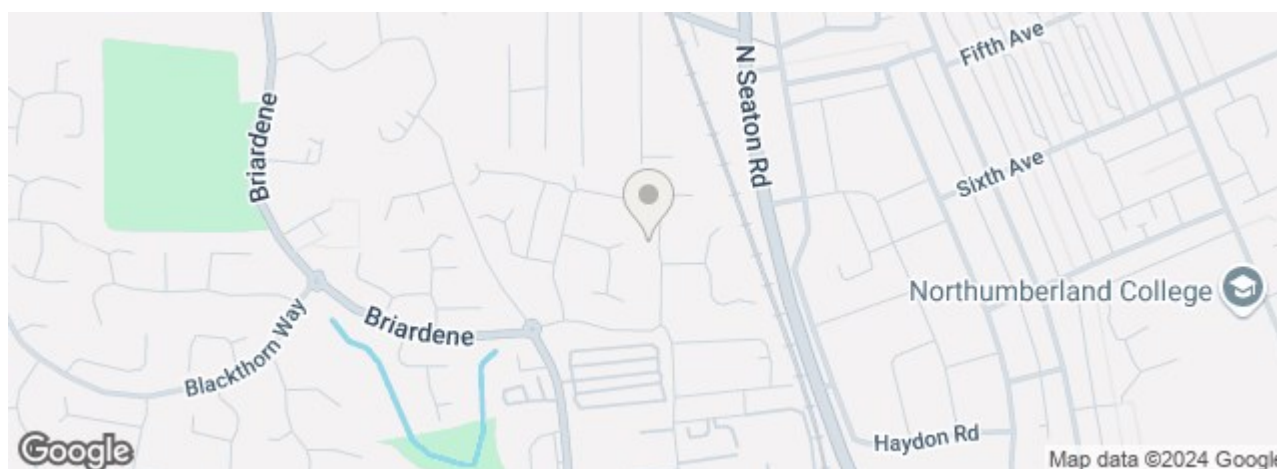
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		



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