



Stable Way New Hartley NE25 0GF

£330,000

A stunning, "Kingsley" design, Barratt built detached family home. Beautifully positioned with a delightful, large rear garden with distant views towards open fields. There is a multi-car driveway to the front and garage, together with access through to the rear garden. This gorgeous home has been elegantly presented throughout and showcases an impressive, light and airy hallway with central, feature turned staircase up to the first floor, downstairs cloaks/w.c., fabulous sized lounge, outstanding family dining kitchen with stylish and contemporary units, integrated appliances and French doors out to the rear garden, utility area. Generous landing, four bedrooms, the principal bedroom with en-suite shower room, splendid modern bathroom. This gorgeous home is still under the builders Warranty and the Church Fields development is an award winning site. New Hartley is a sought after, semi-rural village with excellent local school, local shops, bus route and is close to the newly operational train station. Just a five minute drive away will bring you to our fantastic Seaton Sluice beach, Dene and coastline too! Just perfect!

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For any more information regarding the property please contact us today

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: an impressive and spacious hallway which has ample light and a feature, turned staircase up to the first floor, laminate flooring, radiator, door to:

DOWNSTAIRS W.C.: contemporary pedestal washbasin, low level w.c. with push button cistern, laminate flooring, half height tiling, radiator, door to

CLOTHES CUPBOARD: with ample hanging space and storage.

LOUNGE: (front): 15'4 x 11'0, (4.67m x 3.35m), a gorgeous and elegant front facing lounge with double glazed Georgian bar window, radiator

DINING KITCHEN: (rear): 19'5 x 10'3, (5.92m x 3.12m), outstanding, stylish family dining kitchen, showcasing a stunning range of fitted base, wall and drawer units, integrated drawers, coordinating worktops, integrated electric oven, gas hob, cooker hood, integrated fridge and freezer, dishwasher, one and a half bowl sink unit with mixer taps, radiator, double glazed French doors out to the garden area, combination boiler, spotlights to ceiling, contemporary flooring, door to:

UTILITY AREA: (side): 6'3 x 4'2, (1.91m x 1.27m), roll edge worktops, plumbed for automatic washing machine, laminate flooring, double glazed window

FIRST FLOOR LANDING AREA: Excellent sized landing with double glazed window, airing cupboard with shelving, loft access

BEDROOM ONE: (rear): 12'3 x 10'0, (3.73m x 3.05m), radiator, double glazed window, pleasant views, door to:

EN-SUITE SHOWER ROOM: contemporary and stylish en-suite, comprising of, shower cubicle, chrome shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, radiator, half tiled walls, modern flooring, spotlights to ceiling, extractor fan

BEDROOM TWO: (front): 10'0 x 8'4, (3.05m x 2.54m), radiator, double glazed window

BEDROOM THREE: (front): 9'0 x 8'4, (2.74m x 2.54m), radiator, double glazed window

BEDROOM FOUR: (rear): 9'0 x 6'8, (2.74m x 2.03m), radiator, double glazed window

BATHROOM: stunning, modern bathroom, showcasing, bath with mixer taps, pedestal washbasin with mixer taps, low level w.c. with push button cistern, radiator, half tiled walls, contemporary flooring, double glazed window

EXTERNALLY: beautiful rear garden of excellent proportion, with patio, lawn, gated access to the front driveway which may accommodate up to three cars.

GARAGE: approximate measurements 16'7 x 9'8 (5.6m x 2.95m) up and over garage door, lighting and electric points.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/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

MANAGEMENT FEE

An estate management fee of approximately £120 per year will apply once the development is complete.

COUNCIL TAX BAND: D

EPC RATING: B

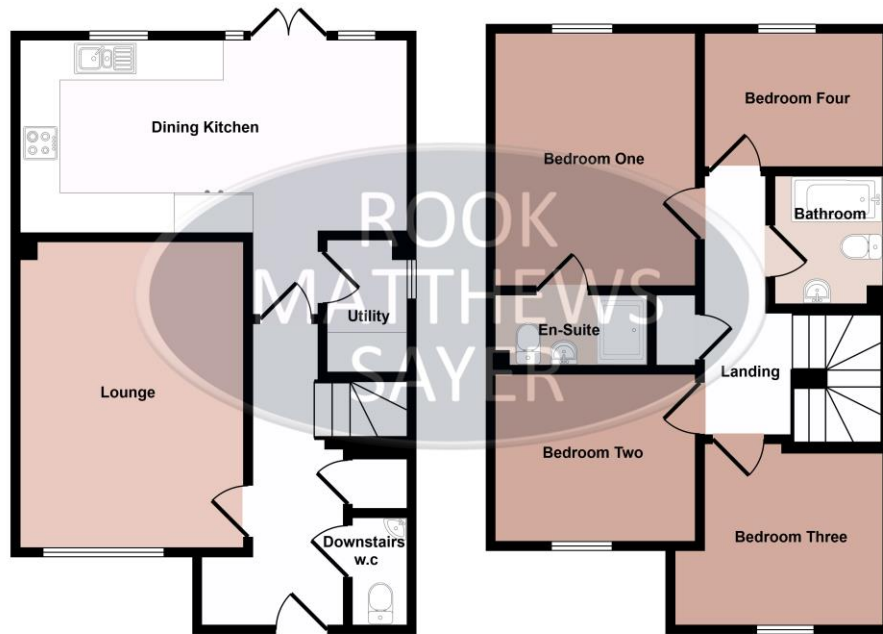
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Ground Floor Stable Way v.1

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and

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		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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