



Cloverfield | West Allotment | NE27 0BW

£250,000

Beautifully positioned overlooking green area to the front and boasting a highly desirable Westerly aspect to the rear garden, this lovely, double fronted detached family home also benefits from a long, multi-car driveway and garage. Entrance hall, dual aspect lounge with fantastic measurements and French doors out to the garden area, separate dining room, stylish kitchen with integrated appliances, utility room, downstairs cloaks/w.c. First floor landing, three generous bedrooms, the principle bedroom with fitted storage and contemporary en-suite shower room, gorgeous family bathroom. The garden has a patio area, lawn and side gate accessing both the driveway and garage, front garden. Enjoying an enviable location on this modern development, close to Metro, amenities and excellent transport links.

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For any more information regarding the property please contact us today

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: staircase up to the first floor, laminate flooring, radiator, door to:

LOUNGE: (dual aspect): 19'6 x 10'1, (5.94m x 3.07m), flooded with light this gorgeous lounge has a front double - glazed window and double - glazed French doors out to the garden, attractive feature fireplace, electric fire, radiator

DINING ROOM: (front): 10'7 x 10'5, (3.22m x 3.18m), laminate flooring, under-stair storage cupboard, double glazed window, radiator, door to:

KITCHEN: (rear): 8'6 x 8'4, (2.59m x 2.54m), stylish and modern family kitchen, incorporating a range of base, wall and drawer units, roll edge worktops, integrated electric oven, gas hob, cooker hood, dishwasher, one and a half bowl sink unit with mixer taps, tiled floor, radiator, double glazed window, under-unit lighting, spotlights to ceiling, door to:

UTILITY ROOM: (rear): 6'0 x 5'3, (1.83m x 1.60m), roll edge worktop, central heating boiler, plumbed for automatic washing machine, tiled floor, double glazed door to garden, radiator, door to:

DOWNSTAIRS CLOAKS/WC: low level w.c. with push button cistern, pedestal washbasin with mixer taps, tiled floor, radiator, extractor

FIRST FLOOR LANDING AREA: storage cupboard housing hot water boiler, fitted shelf, loft access, door to:

BEDROOM ONE: (front): 10'8 x 9'5, (3.25m x 2.87m), double storage cupboard with hanging and storage, radiator, double glazed window, door to:

EN-SUITE SHOWER ROOM: gorgeous en-suite, comprising of, shower cubicle with chrome shower, pedestal washbasin, low level w.c. with push button cistern, chrome ladder radiator, tiled shower area, tiled floor, double glazed window, extractor

BEDROOM TWO: (front): 10'9 x 10'3, (3.28m x 3.12m), radiator, double glazed window, fitted wardrobe with storage.

BEDROOM THREE: (rear): 8'3 x 6'9 up to 10'6 maximum, (2.52m x 2.06m x 3.20m), into door recess, radiator, double glazed window

BATHROOM: stylish family bathroom, comprising of, bath, pedestal washbasin with mixer taps, low level w.c. with push button cistern, tiling to walls, mirrored wall, tiled floor, spotlights to ceiling, double glazed window, radiator

EXTERNALLY: delightful, West facing rear garden with generous proportions, the garden has patio, lawn and fencing, gated access to long, multi-car driveway, garage,

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Driveway/Garage

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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. Length of Lease: 125 years from 18.07.2008 years 108 Ground Rent: £162 per annum

COUNCIL TAX BAND: C

EPC RATING: C

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AWAITING FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 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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