



Drawback | Prudhoe | NE42 5BE

**£230,000**

Boasting an elevated position on this popular residential street with delightful, distant views over Simonside Hills. With a fabulous Southerly aspect to the rear, front and side garden, driveway and garage, outside space is no problem for this lovely family home. Offered for sale on behalf of a builder and boasting, spacious, light and airy accommodation throughout. Entrance lobby with fitted storage, hallway with feature turned staircase up to the first floor. Front facing lounge with gas, living flame fire, excellent sized dining kitchen with breakfast bar and integrated appliances, sun room opening out to and overlooking the rear garden, separate utility with access through to the garage. Spacious landing, three bedrooms, the principal bedroom with fitted wardrobes, providing ample hanging and storage space. Fabulous sized family bathroom with separate shower cubicle. Extensive, Southerly rear garden, with patios, well stocked borders and flower areas, pond, water tap and electric point, side access through to the front and side gardens, garage with power, lighting and water and driveway. Gated access for secure parking.

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**Elevated Position**

**Detached Family Home**

**South Facing Rear Garden**

**Driveway and Garage**

**Excellent Sized Lounge**

**Dining Kitchen with Appliances**

**Sun Room, Utility**

**Three Bedrooms, Bathroom with Shower**

**For any more information regarding the property please contact us today**

Double Glazed Entrance Door to:

ENTRANCE LOBBY: fitted storage, providing ample hanging and storage space, through to:

ENTRANCE HALLWAY: Feature turned staircase up to the first floor, radiator, door to:

LOUNGE: (front): 16'10 x 13'0, (4.88m x 3.96m), a light and airy front facing lounge, gas, living flame fire, double glazed window with some distant hillside views, radiator, laminate flooring, through to:

DINING KITCHEN: 21'0 x 11'0, (6.4m x 3.35m), excellent sized dining kitchen incorporating a range of base, wall and drawer units, worktops, breakfast bar, one and a half bowl sink unit with mixer taps, under-stair cupboard, integrated double electric oven, central island with gas hob, tiled splashbacks, double glazed window, laminate flooring to the dining area with double glazed patio doors opening through to the sun room

SUN ROOM: (rear): 8'0 x 5'0, (2.44m x 1.52m), double glazed patio doors and windows overlooking and opening out to the garden area, with delightful Southerly aspect

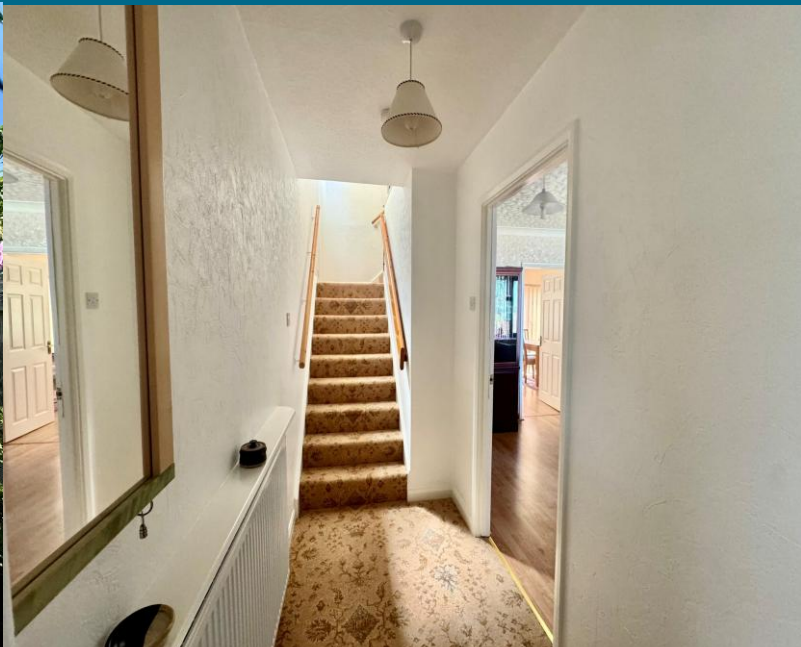
UTILITY ROOM: (rear): 8'0 x 6'10, (2.44m x 2.08m), fitted base and wall unit, worktop, single drainer sink unit, plumbed for automatic washing machine, radiator, double glazed window, and door out to the garden area, door to garage, drying rail

GARAGE: (front): 17'10 x 8'0, (5.44m x 2.44m), superb sized garage with roller door, electric and lighting, water supply, combination boiler, storage

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FIRST FLOOR LANDING AREA: retro, wrought iron bannister, fitted double storage cupboard, double glazed window, door to:

FAMILY BATHROOM: (rear): 9'0 x 7'1, (2.74m x 2.16m), large, four piece bathroom suite, comprising of, bath with mixer taps and shower off, separate shower cubicle with electric shower, pedestal wash basin, low level w.c. with push button cistern, paneling to walls and ceiling, loft access, double glazed window, radiator

BEDROOM ONE: (front): 13'0 x 11'0, (3.96m x 3.35m), double glazed window with fabulous distant views towards Simonside hills, radiator

BEDROOM TWO: (rear): 11'0 x 11'04, (3.35m x 3.35m), radiator, double glazed window

BEDROOM THREE: (front): 9'0 x 8'0, (2.74m x 2.44m), radiator, double glazed window with fabulous distant views towards Simonside Hills

EXTERNALLY: This gorgeous family home enjoys fabulous, wrap around gardens and a sought after Southerly aspect to the rear. The side garden also benefits from a shed and there is gated access from the front driveway and garden through to the side. The rear garden is paved and well stocked with flowers, shrubs and hedging, pond, outside tap, electric point.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband:

Mobile Signal Coverage Blackspot: No

Parking: 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

**COUNCIL TAX BAND: D**

**EPC RATING: D**

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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 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 relation to this property.

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