



Cayton Grove | Chapel House | NE5 1HL

**£265,000**



**3**



**1**



**2**

**Stunning Semi-Detached House**

**Three Bedrooms**

**Spacious Lounge**

**Modern Kitchen**

**Stylish Bathroom**

**Double Driveway**

**Rear Garden**

**Perfect For Families**

**RMS** | Rook  
Matthews  
Sayer

This immaculate three-bedroom semi-detached family home offers comfortable and practical living space throughout. The accommodation begins with a welcoming entrance hall leading to a bright and spacious lounge/dining room, ideal for both everyday living and entertaining. The modern fitted kitchen is well equipped and complemented by a separate utility room and ground floor bathroom/W.C, providing additional storage and convenience.

To the first floor are three well-proportioned bedrooms and a family bathroom/W.C. The property is well suited to families or buyers seeking a versatile home in a popular residential setting.

Externally there are front and rear gardens. The front is laid to lawn with block paved double drive to side providing parking for two vehicles and leading to the single garage. To the rear there is an enclosed garden which is mainly laid to lawn with paved seating area.

Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

#### Entrance Hallway

Stairs to first floor, under stairs storage, separate storage cupboard, central heating radiator, and laminate flooring.

Lounge 14' 1" Max x 28' 9" Into bay window (4.29m x 8.76m)  
Bay window to the front, gas fire plus surround, central heating radiator, recess spot lighting, patio doors to the rear garden.

Kitchen 9' 8" Max x 19' 10" Plus recess (2.94m x 6.04m)  
Fitted with a range of wall and base units with work surfaces over, integrated appliances including electric hob with extractor hood over, eye level oven and grill, American style fridge freezer, dishwasher, sink unit with mixer tap and drainer, recess spotlighting, central heating radiator and a double glazed window.

#### Utility Room

Plumbing for automatic washing machine, space for dryer, and recess spotlighting.

#### Ground Floor Bathroom

Fitted with a low level W.C, pedestal wash hand basin, corner Jacuzzi panel bath with mixer shower attachment, laminate flooring, double glazed window and door to the rear.

#### First Floor Landing

Double glazed window to the side.

Bedroom One 12' 10" plus recess x 15' 8" Plus fitted wardrobes (3.91m x 4.77m)  
Fitted wardrobes, double glazed window to the front and a central heating radiator.

Bedroom Two 17' 3" Max x 11' 3" Plus recess (5.25m x 3.43m)  
Double glazed window to the rear, fitted wardrobes and central heating radiator.

Bedroom Three 10' 3" x 13' 2" (3.12m x 4.01m)  
Fitted wardrobes, central heating radiator, and a double-glazed window to the front.

#### Shower room/W.C

Fitted with a three-piece suite comprising low level W.C, vanity wash hand basin, shower cubicle, chrome heated towel rail, double glazed window and recessed spotlights.

#### Externally:

##### Front Garden

Block paved double drive, lawn area with planted boarders.

##### Rear Garden

Enclosed lawn garden with paved seating area.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to cabinet

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.

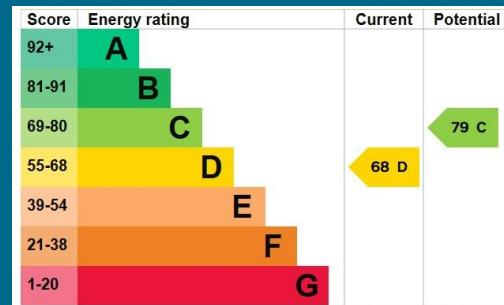
#### TENURE

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: C

#### EPC RATING: D

WD8553.CC.AF.10/02/2026.V.1.





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