



Madeira Close | St Johns Estate | NE5 1YD

£425,000



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2

Detached Family Home

Beautifully Presented

Four Bedrooms

Family Bathroom/W.C

Open Plan Kitchen/Reception

Single Garage

Utility Room

Front and Rear Gardens

RMS | Rook
Matthews
Sayer

This spacious detached family home offers modern, well-presented accommodation throughout and is perfectly suited to contemporary family living.

The property briefly comprises an inviting entrance hallway leading to a comfortable lounge, ideal for relaxation. At the heart of the home is a superb open-plan kitchen/reception space, designed for both everyday living and entertaining, with direct access to the rear garden. A separate utility room adds further practicality to the ground floor layout.

To the first floor, there are four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. The remaining bedrooms are served by a modern family bathroom/WC. Ideally located, the property is within easy reach of a range of local amenities, well-regarded schools, and excellent bus links into the City Centre, making it a highly convenient and well-connected place to live.

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall
Central heating radiator, under-stair storage cupboard, and stairs rising to the first floor.

Lounge 16' 0" Into Bay x 12' 10" Max (4.87m x 3.91m)
Double-glazed bay window to the front and a central heating radiator.

Open Plan Kitchen/Reception Room 29' 7" Max x 11' 8" Plus recess (9.01m x 3.55m)
Fitted with a range of wall and base units with work surfaces over and tiled splash backs, incorporating a 1½ bowl ceramic sink with mixer tap and drainer. Integrated appliances include a hob with extractor hood over, oven below, two wine coolers, and a dishwasher. Further features include recessed downlights, a breakfast bar, and a door leading to the utility room. There is a double-glazed window, along with French doors and sliding doors providing access to the rear garden.

Utility Room 10' 5" x 5' 3" (3.17m x 1.60m)
Plumbing for an automatic washing machine and dishwasher.

Landing
Loft access.

Bedroom One 17' 5" Plus recess x 10' 3" Max (5.30m x 3.12m)
Double-glazed window to the front, central heating radiator, recessed downlights, and loft access.

Ensuite
Comprising a low-level WC, vanity wash hand basin, bath with mixer tap, and shower cubicle. Finished with a chrome heated towel rail, tiled flooring, and a double-glazed window.

Bedroom Two 11' 7" Plus wardrobes x 10' 9" plus recess (3.53m x 3.27m)
Double-glazed window to the front, central heating radiator, and fitted wardrobes.

Bedroom Three 10' 10" Max plus wardrobes x 10' 6" Plus recess (3.30m x 3.20m)
Double-glazed window to the rear, central heating radiator, and fitted wardrobes.

Bedroom Four 8' 9" x 8' 8" (2.66m x 2.64m)
Double-glazed window to the front and a central heating radiator.

Bathroom/W.C
Fitted with a three-piece bathroom suite comprising a low-level WC with concealed cistern and vanity wash hand basin, and a bath with mixer tap. Heated towel rail and two double-glazed windows.

Externally
Front Garden
Paved driveway providing off-street parking for two vehicles and a lawn area.

Rear Garden
Enclosed garden which is mainly laid to lawn with a block-paved patio area.

Garage
Up and over door.

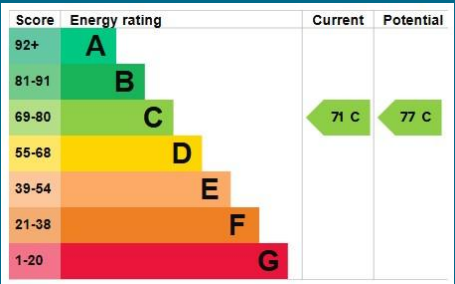
PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains – Gas
Broadband: ADSL copper wire
Mobile Signal Coverage Blackspot: No
Parking: Garage and Driveway

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
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: 999 Years from 1st June 1964
Ground Rent: £12.50 every 6 months

COUNCIL TAX BAND: E
EPC RATING: C

WD8700/EM/BW/16.06.2026/V.1





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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