



Oakfield Way | Seghill | NE23 7HQ

£330,000

Presenting a stunning recently refurbished and beautifully modernized detached bungalow on Oakfield Way in Seghill, situated in a well laid out Cul de sac on this highly desirable development.

Upon entering and you are welcomed into a central hallway that provides access to the accommodation. To the front you will find a gorgeous contemporary Wren kitchen boasting sleek cabinetry, integrated appliances and fantastic quartz work tops, plus a breakfast bar complete with storage perfect for casual dining.

The lounge to the rear is both bright and spacious with a bay window overlooking the rear garden, finished in neutral tones and multi fuel log burner which creates a warm and relaxing atmosphere. The bungalow offers three well-proportioned bedrooms one currently used as a dining room but could also ideally be a home office. The rear bedroom has French doors which leads to the enclosed rear garden, well maintained and ready for outdoor dining and relaxing. A stylish shower room with built in storage is further complemented by the convenience of an additional guest w.c.

The majority of the flooring throughout the property has been recently laid with Amtico flooring giving a fabulous finish. Externally to the front the property benefits from a low maintenance garden and a spacious driveway providing ample off road parking leading to the garage.

Located on the outskirts of Seghill, close to Seaton Delaval and Cramlington with its plethora of local shops and amenities. Situated close to the A19 and A1 and around 8 miles from Newcastle City Centre, with also frequent buses through the village to surrounding areas.

This exceptional home combines modern style in a sought-after location making it an ideal home for buyers to move in and enjoy immediately.

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Sayer



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Stunning Detached Bungalow

Spacious Lounge With Log Burner

Cul De Sac Position Within a Desirable Area

Exceptional Refitted Kitchen

Garage & Low Maintenance Gardens

Freehold

EPC: TBC

Council Tax: C

ENTRANCE VESTIBULE: Enter the property via a double-glazed entrance door into a welcoming vestibule, with a further door leading through to the main hallway.

HALLWAY: Providing access to all principal rooms, the hallway also offers access to the loft space via a pull-down ladder.

DOWNSTAIRS CLOAKS/W.C.: Fitted with a low-level W.C., wash hand basin, and radiator. The room benefits from UPVC ceiling spotlights, with tiled walls and flooring.

LOUNGE: 11'9 x 20'0, (3.58m x 6.09m). A spacious and inviting reception room featuring a double-glazed window to the front and a double-glazed bay window to the rear. Further benefits include a cosy log-burning stove, decorative coving to the ceiling, and both single and double radiators.

KITCHEN: 12'1 x 7'8, (3.68m x 2.33m). Well-appointed with a range of wall and base units complemented by quartz work surfaces, a ceramic Belfast-style sink, and a breakfast bar with useful storage beneath. Integrated appliances include a washing machine, tumble dryer, extractor hood, and fridge freezer. Additional features include coving to the ceiling, a feature radiator, gas and electric cooker points, and a double-glazed window to the side.

BEDROOM ONE: 11'0 x 11'9, (3.35m x 3.58m). A generously proportioned principal bedroom with a double-glazed window overlooking the front of the property.

BEDROOM TWO: 11'3 x 10'3, (3.42m x 3.12m). Benefiting from double-glazed French doors opening to the rear garden and a radiator.

BEDROOM THREE: 11'2 x 11'3, (3.40m x 3.42m) max into doorway. Featuring a double-glazed window to the front, radiator, and a built-in cupboard housing the Worcester boiler.

SHOWER ROOM: Appointed with a wash hand basin set within a vanity unit, a double walk-in shower enclosure with mains-fed shower, low-level W.C., and heated towel rail. Useful storage cupboards are positioned on either side of the shower. The room further benefits from a double-glazed frosted window to the side, fully tiled walls and flooring, and recessed UPVC ceiling spotlights.

EXTERNALLY: To the front, the property enjoys a gravelled garden area and an external water supply. A block-paved driveway provides off-street parking for several vehicles and leads to the detached garage. The rear garden is predominantly paved for ease of maintenance and includes a garden shed, all enclosed by fenced boundaries.

GARAGE: Located to the side of the bungalow, the detached garage is equipped with an electric roller shutter door, light and power supplies, and useful eaves storage.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas/Wood Burner

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.

Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. 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.

RESTRICTIONS AND RIGHTS

Listed? No

Conservation Area? No

Restrictions on property? No

Easements, servitudes or wayleaves? No

Public rights of way through the property? No

RISKS

Flooding in last 5 years: No

Risk of Flooding: Zone 1

Any flood defences at the property: No

Coastal Erosion Risk: Low

Known safety risks at property (asbestos etc...): No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

ACCESSIBILITY

This property has no accessibility adaptations.

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: TBC

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FLOORPLAN TBC

EPC RATING TBC

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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.

