



Greener Court

Prudhoe

- Detached Bungalow
- Three Bedrooms
- Conservatory
- En Suite Facilities
- Gardens, Driveway & Garage

OIEO £ 325,000



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4 Greener Court

Prudhoe, NE42 6RN

FOR SALE IS THIS CHARMING DETACHED BUNGALOW, SITUATED AMIDST THE GREEN SPACES AND WALKING ROUTES OF A PICTURESQUE LOCATION. THIS PROPERTY IS IN GOOD CONDITION AND OFFERS A UNIQUE BLEND OF COMFORT AND FUNCTION.

THIS DELIGHTFUL BUNGALOW BOASTS THREE WELL PRESENTED BEDROOMS. BEDROOM ONE AND TWO ARE SPACIOUS DOUBLES, WITH THE SECOND BEDROOM BENEFITTING FROM AN EN-SUITE AND BUILT-IN WARDROBES, OFFERING AMPLE STORAGE SPACE. THE THIRD BEDROOM IS A COSY SINGLE ROOM, PERFECT FOR A CHILD'S ROOM OR HOME OFFICE.

THE PROPERTY FEATURES A SINGLE GOOD-SIZED BATHROOM, COMPLETE WITH A P-SHAPED BATH, PROVIDING A GREAT SPACE TO RELAX AFTER A LONG DAY. A WELL-MAINTAINED RECEPTION ROOM WITH A WELCOMING FIREPLACE FORMS THE HEART OF THIS HOME, IDEAL FOR COSY EVENINGS IN. THE PROPERTY ALSO INCLUDES A FUNCTIONAL KITCHEN, PROVIDING ALL THE ESSENTIALS FOR DAY-TO-DAY LIVING.

ONE OF THE STANDOUT FEATURES OF THIS HOME IS THE CONSERVATORY. IT OFFERS STUNNING VIEWS OVER THE TYNE VALLEY, MAKING IT AN EXCELLENT SPOT TO UNWIND AND APPRECIATE THE SURROUNDING BEAUTY. THE PROPERTY IS SURROUNDED BY A LARGE GARDEN, IDEAL FOR THOSE WITH GREEN FINGERS OR FOR FAMILY FUN IN THE SUMMER MONTHS.

ADDITIONALLY, THE PROPERTY BOASTS A DOUBLE DRIVEWAY AND A GARAGE, PROVIDING AMPLE PARKING SPACE. PLEASE NOTE, THERE IS NO STEP-FREE ACCESS TO THIS PROPERTY.

THIS BUNGALOW OFFERS A WEALTH OF POTENTIAL AND WOULD MAKE A PERFECT HOME FOR THOSE WHO APPRECIATE THE QUIET AND BEAUTY OF THE COUNTRYSIDE.

Entrance:
UPVC door to the front and radiator.

WC:
UPVC window, low level wc, wash hand basin, fully clad and radiator.

Kitchen: 11'7" 3.53m x 8'6" 2.59m
UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating sink unit and drainer, tiled splash backs, 5 burner gas hob, electric oven and grill and access to garage.

Lounge: 20'5" 6.22m into alcove x 11'11" 3.63m
UPVC window, gas fire with surround, radiator and sliding doors to;

Conservatory: 9'11" 3.02m x 8'9" 2.67m
UPVC conservatory, UPVC door to the garden and wall mounted electric heater.

Hallway:
Storage and radiator.

Bedroom One: 11'11" 3.63m x 10'1" 3.07m
UPVC window and radiator.

Bedroom Two: 12'0" 3.66m x 11'0" 3.35m
UPVC bow window, fitted wardrobes and radiator.

En Suite:
UPVC window, large shower cubicle, low level wc, vanity wash hand basin, fully clad and heated towel rail.

Bedroom Three: 10'10" 3.30m x 6'9" 2.06m
UPVC window and radiator.

Bathroom wc:
UPVC window, panelled bath with shower, low level wc, wash hand basin, fully clad and heated towel rail.

Externally:
To the rear of the property there is a roughly east-west garden separated by paved area with steps down to a roughly north-south section. To the front there is a double driveway providing off street parking leading to;

Garage:
With electric roller door and plumbing for washing machine.

N.B. The seller has advised us a new gas boiler was fitted in 2024 which has a 9 year warranty remaining and the en-suite had an upgraded electric shower also fitted in 2024 which has a one year warranty remaining.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: ADSL
Mobile Signal Coverage Blackspot: NO
Parking: DRIVEWAY

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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.

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
Agents Note; The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

COUNCIL TAX BAND: D
EPC RATING: D

RY00006996.VS.EW.29.01.2025.V.2.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 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.

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.

16 Branches across the North-East

