



Sandpiper Crescent | Abbey Heights | NE15 9DL

£250,000



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2

Stunning, Modern Family Semi

Elegant and Stylish Lounge

**Fabulous En-Suite and Family
Bathroom**

**Gorgeous Dining Kitchen with
Appliances and Doors to Garden**

Highly Sought After Location

Three Bedrooms to the First Floor

**Entrance Hallway, Downstairs
Cloaks/w.c.**

**Fantastic Transport Links, No
Onward Chain!**

RMS | Rook
Matthews
Sayer

We just love this beautiful, modern family semi detached home, showcasing a fabulous location on the highly sought after Abbey Heights development. Built by Bellway and boasting ample natural light and elegant design throughout. Abbey Heights is close to popular local schools, amenities and with excellent transport links, including to the A1 and A69. You are welcomed into the hallway, also opening to a convenient downstairs cloaks/w.c. gorgeous front facing lounge with feature turned staircase up to the first floor. Stylish and contemporary dining kitchen with integrated appliances and French doors opening out to the rear garden. Spacious landing, three bedrooms, the principal with wonderful en-suite shower room, splendid family bathroom. Private and enclosed rear garden, which has been substantially improved to include paved patios, lawn and pergola. Access out to the large front driveway and further lawn, excellent sized garage which also incorporates a stud wall providing both storage and an area currently utilised as a gym but could potentially be an excellent home office. EV charging point, outside electrics and tap. This property also comes with the added benefit of no onward chain. Just gorgeous!

Entrance Lobby-
Laminate Flooring.

Downstairs cloaks/W.C
Low-level W.C, wash hand basin, part tiled, laminate flooring.

Lounge 16' 8" x 12' 1" (5.08m x 3.68m)
Double glazed window to the front, laminate flooring, stairs to the first floor and a central heating radiator.

Breakfasting Kitchen 15' 6" x 11' 2" (4.72m x 3.40m)
Fitted with a range of fabulous white wall and base units, gas hob with extractor hood over, eye-level electric oven, stainless steel $\frac{1}{2}$ bowl sink with drainer, central heating radiator, laminate flooring, double glazed door to rear garden.

First-Floor landing
Loft access.

Bedroom One 10' 7" x 10' 4" (3.22m x 3.15m)
Double glazed window to the rear and a storage cupboard.

Ensuite 7' 9" x 4' 5" (2.36m x 1.35m)
Low-level W.C, shower cubicle, recess spot lighting, central heating radiator, partially tiled and a double glazed window to the side.

Bedroom Two 10' 2" x 8' 2" (3.10m x 2.49m)
Central heating radiator.

Bedroom Three 7' 6" x 6' 7" (2.28m x 2.01m)
Double glazed to the front and central heating radiator.

Family Bathroom/W.C 8' 2" x 6' 4" (2.49m x 1.93m)
Three-piece suite in white, panel bath, wash hand basin, partially tiled, and a double glazed window.

Externally
Front Garden:-
Lawn garden with paved path to entrance and side access gate to the rear garden. Driveway to side leading to the detached garage.

Rear Garden
Enclosed lawn garden with paved seating.

Detached Garage 10' 8" x 7' 5" (3.25m x 2.26m)
Part-converted with power and lighting.

12' 3" x 9' 8" (3.73m x 2.94m)
Used as a gym.

Driveway leading to garage.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Main
Sewerage: Mains
Heating: Mains gas
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

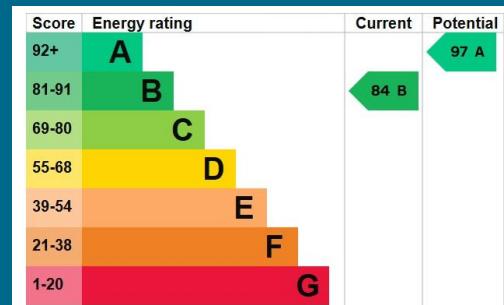
Managed Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser Approx £120 a year to maintain estate.

The property is also subject to NHBC Warranty (National House Building) which has 8 years remaining from 2025.

COUNCIL TAX BAND: C
EPC RATING: B

WD8452. AI.AF.13/01/2026.V.1.

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





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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.

