



Eden Place | Marden Estate | NE30 3PN

**£325,000**

Beautifully presented from top to bottom, this superb three-bedroom semi-detached home offers spacious reception rooms, a stunning contemporary kitchen, an impressive utility room and a luxurious four-piece family bathroom, all complemented by a landscaped rear garden and extensive driveway parking. The welcoming entrance hall leads to an excellent-sized living room with feature fireplace, opening through to a separate dining room with French doors onto the garden, while the recently upgraded shaker-style kitchen enjoys quality cabinetry and excellent workspace. Beyond, the utility room provides valuable additional storage and laundry space together with a convenient ground floor WC. Upstairs, the property continues to impress with three well-proportioned bedrooms, including two generous doubles, alongside a beautifully appointed four-piece bathroom featuring a walk-in rainfall shower and separate bath. Completing the appeal is its excellent position within Marden, an area that continues to prove popular with buyers thanks to its strong sense of community, highly regarded schools, convenient amenities and straightforward access to the coast, Newcastle city centre and surrounding transport links.

**RMS** | Rook  
Matthews  
Sayer



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### **Three-Bedroom Semi-Detached**

**Spacious Living Room Opening into  
a Separate Dining Room**

**Large Utility Room with Additional  
Storage**

**Contemporary Shaker-Style Kitchen**

### **Stylish Four-Piece Bathroom with Rainfall Shower**

**Extensive Block Paved Driveway for  
Multiple Vehicles**

**Private Rear Garden with Decking  
and Mature Planting**

**Ground Floor W.C**

**ENTRANCE HALLWAY:** Entrance door, double glazed front window, herringbone style flooring, radiator, staircase to first floor, decorative coving to ceiling, door to:

**LIVING ROOM:** 12'10" x 13'8" (3.90m x 4.16m) Two double glazed front windows, feature fireplace with inset gas fire, radiator, decorative coving to ceiling, open archway leading through to the dining room.

**DINING AREA:** 8'5" x 9'9" (2.57m x 2.98m) Double glazed patio doors opening onto the rear garden, radiator, decorative coving to ceiling.

**KITCHEN** 10'11" x 9'4" (3.34m x 2.84m): Fitted with an attractive range of contemporary shaker style wall and base units with work surfaces incorporating inset sink unit with mixer tap. Range style cooker with extractor canopy over, integrated Fridge and dishwasher, tiled splashbacks, herringbone style flooring, double glazed rear window overlooking the garden, door leading to the utility room.

**REAR HALLWAY:** Hallway space leading to the utility. Door to garden and door to side entrance, door to:

**GROUND FLOOR WC:** Low level W.C, wall mounted wash hand basin with mixer tap, frosted double glazed window.

**UTILITY ROOM:** 7'4" x 11'10" (2.24m x 3.61m) Fitted units with work surfaces incorporating plumbing for washing machine and tumble dryer, radiator, double glazed window.

**LANDING:** Double glazed side window, loft access with ladder, door to:

**BEDROOM ONE:** 11'10" x 11'7" (3.60m x 3.52m) plus wardrobes and storage cupboard. Double glazed windows, radiator, storage cupboard decorative coving to ceiling.

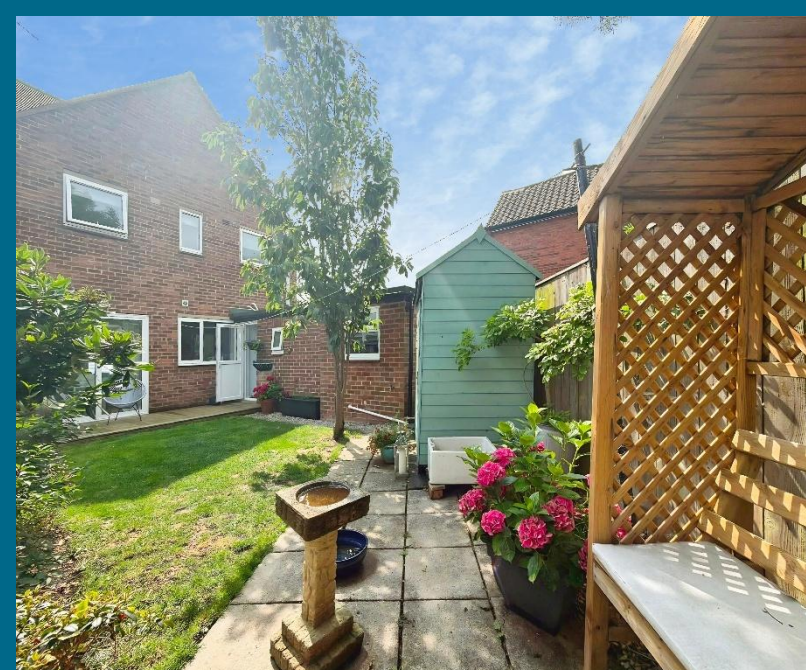
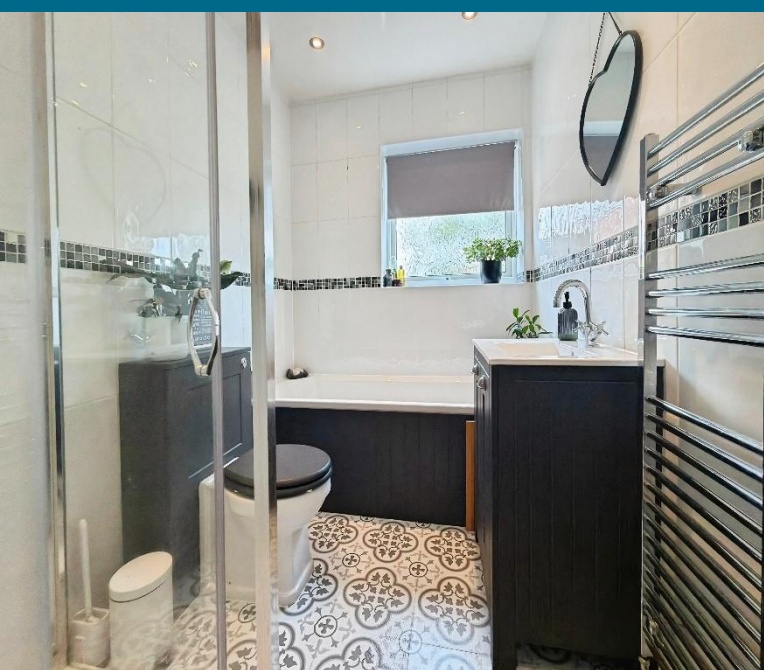
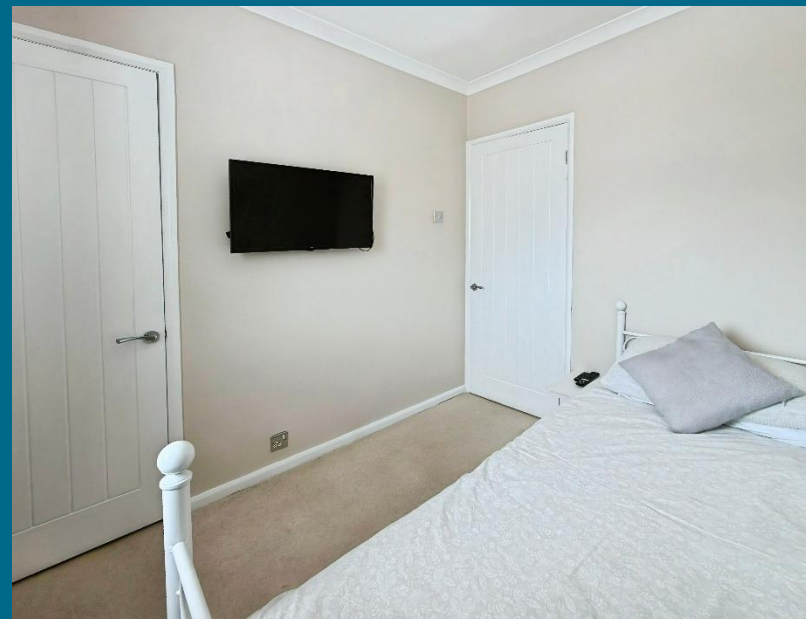
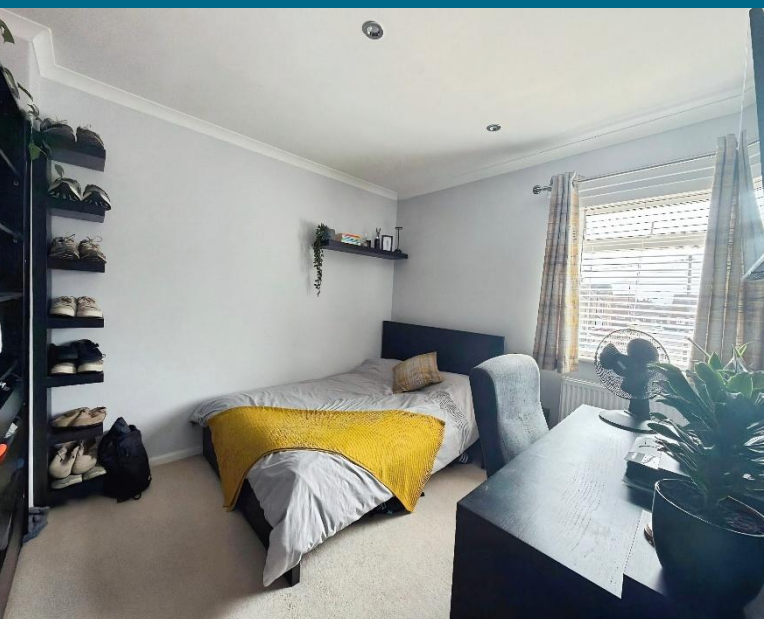
**BEDROOM TWO:** 10'2" x 11'8" (3.11m x 3.56m) Double glazed front window, radiator.

**BEDROOM THREE:** 7'2" x 8'6" (2.17m x 2.58m) Plus storage cupboard. Double glazed front window, radiator, decorative coving to ceiling, storage cupboard over stairs.

**BATHROOM:** 6'2" x 8'8" (1.89m x 2.65m) Plus storage cupboard. Contemporary four-piece suite comprising panelled bath, large walk-in glazed shower enclosure with rainfall shower, vanity wash hand basin with storage beneath, low level W.C, chrome towel radiator, patterned tiled flooring, fully tiled walls, frosted double glazed window.

**EXTERNALLY:** Extensive block paved driveway to the front providing off-street parking for several vehicles. Beautifully landscaped enclosed rear garden with timber decking, lawn, mature planted borders, paved seating areas, timber shed, fenced boundaries and excellent privacy.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains  
Broadband: Cable  
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.

**Agents Note:** "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".

#### 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: B**  
**EPC RATING: D**

WB3974 TJ.DB. 07.08.2026 V.2

**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.

**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 as any authority to make or give any representation or warranty whatever in relation to this property.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

