



Kimberley Gardens Stocksfield

- Mid Terrace House
- Three Bedrooms
- Two Reception Rooms
- Gardens & Parking
- No Onward Chain

OIEO £ 250,000



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ROOK
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5 Kimberley Gardens

Stocksfield, NE43 7JH

THIS VERY WELL PRESENTED THREE BEDROOM PERIOD PROPERTY IS AVAILABLE IN THE MUCH SOUGHT AFTER STOCKSFIELD. THE PROPERTY OFFERS ATTRACTIVE PERIOD FEATURES INCLUDING A STUNNING INGLENOOK FIRE PLACE AND SASH WINDOWS, ACCESS TO LOCAL AMENITIES AND TRANSPORT LINKS BY ROAD, TRAIN AND BUS. TO THE FRONT OF THE PROPERTY IS A COSY FAMILY LIVING ROOM WITH OPEN FIRE AND STORAGE IN THE ALCOVES. THERE IS A SUPERB KITCHEN AND DINING SPACE WITH AN INGLENOOK FIREPLACE AND THE CENTER PIECE. THE KITCHEN IS FITTED TO A HIGH STANDARD AND IS VERY IN KEEPING WITH THE STYLE HOUSE, WITH SOME MODERN TOUCHES INCLUDING AN INTEGRATED WINE FRIDGE AND UNDER FLOOR HEATING. UPSTAIRS THERE ARE TWO DOUBLE BEDROOMS AND A GOOD SIZED SINGLE BEDROOM ALONG WITH A FAMILY BATHROOM WHICH OFFERS A FOUR PIECE BATHROOM SUITE INCLUDING ROLL TOP BATH. EXTERNALLY THERE IS AN ENCLOSED GARDEN TO THE FRONT OF THE PROPERTY AND TO THE REAR A SOUTH WEST FACING YARD WITH SECURE STORAGE AND SEPARATE GARDEN. THERE IS ALSO AN ALLOCATED PARKING SPACE WHICH COMES WITH THE PROPERTY. THIS PROPERTY SIMPLY MUST BE VIEWED TO BE APPRECIATED. CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.

The accommodation:

Entrance:

Composite door to the front, wooden door to hallway and radiator.

Lounge: 12'1" x 3.68m x 12'1" x 3.68m

UPVC sash windows to the front, open fire with surround, storage in alcoves, solid wood flooring and radiator.

Kitchen: 12'6" x 3.81m x 8'8" x 2.64m

UPVC door, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink and drainer, tiled splash backs, integrated ceramic hob and electric oven, wine fridge, plumbed for washing machine, solid wood flooring, open plan to;

Dining Room: 13'11" x 4.24m into alcove x 11'10" x 3.61m

UPVC door to the rear yard, Inglenook with log burner, solid wood flooring and vertical radiator.

First Floor Landing:

Loft access.

Bedroom One: 14'11" x 4.55m x 10'4" x 3.15m into alcove

UPVC sash windows to the front and radiator.

Bedroom Two: 10'3" x 3.12m x 9'5" x 2.87m

UPVC window and radiator.

Bedroom Three: 13'7" x 4.15m into recess x 6'2" x 1.88m

UPVC window and radiator.

Externally:

There is an enclosed garden to the front, and to the rear there is a yard, a garden and parking.

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: D

RY00006591/VS/EW/25.10.2023/V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 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.

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