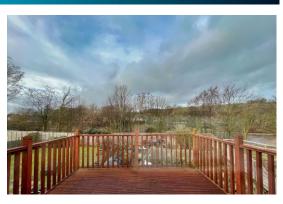


# **Rocksprings Crescent**

**Haydon Bridge** 

- Semi Detached
- Gardens
- Five Bedrooms
- Private Estate
- Freehold

### £ 300,000 Offers Over







# **Rocksprings Crescent**

Haydon Bridge

Located on a private estate of only four properties is this versatile and wellpresented five-bedroom semi-detached home. The property occupies a generous plot offering ample space both inside and out.

Haydon Bridge is a popular and sought after Village located in the Tyne Valley offering many local amenities and providing excellent transport links to Hexham, Newcastle and Carlisle.

The property comprises: Entrance porch with space for storage units, hallway with under stair storage, a study, open plan living and dining room, spanning the length of the property and laid with engineered oak flooring. There is a lovely modern kitchen with an integrated full-length fridge and freezer, double fan oven, pull out larder and a feature ceramic sink unit. There is a large useful utility room with WC and a sizeable garden room with Velux style windows overlooking the peaceful rear gardens. To the first floor there are five bedrooms, all generous in proportions, one with an elevated private balcony accessed via patio doors with stunning river and countryside views. An open living area currently used as an office space and two bathrooms. Externally the property has a large driveway for secure off-street parking, a side yard with a secure storage shed and a large paved garden with vegetable patch and fruit trees and an access gate which leads to the public footpath at the rear. a further lawn garden with some mature shrubs and a further patio area for seating and alfresco dining in the warmer months.

This unique and versatile home is truly an exceptional addition to the market and must be viewed to appreciate what we have on offer.

### **Internal Room Dimensions:**

Porch 8'10 x 10'04 (2.70m x 3.14m)
Living / Diner 10'10 x 26'07 (3.31m x 8.11m)
Kitchen 16'02 x 8'04 (4.94m x 2.53m)
Garden Room12'10 x 15'06 (3.91m x 4.72m)
Utility Room 8.2 x 16.04 (2.50m x 4.53m)
Bedroom One 13'09 x 10'11 (4.18m x 3.33m)
Bedroom Two 13'07 x 8'10 (4.15m x 2.70m)
Bedroom Three 11'06 x 11'05 (3.50m x 3.48m)
Bedroom Four 15'07 x 8'0 (4.74m x 2.44m)
Bedroom Five 7'09 x 6'10 (2.37m x 2.8m)

Reception Area 17'09 x 1705 (5.41m x 4.75m)

### PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Mains - Oil Broadband: Fibre

Mobile Signal Coverage Blackspot: NO

Parking: Large driveway

**RISKS** 

Flooding in last 5 years: No Risk of Flooding: Zone 2

Any flood defences at the property: Yes

Coastal Erosion Risk: Low

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: E EPC RATING: D

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Noney Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we yould 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 ut electronic identity verification. This is not a credit check and will not affect your credit score.