



Rocksprings Crescent

Haydon Bridge

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

£ 300,000 Offers Over



Branch phone no.
Branch address

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
branch@rmsestateagents.co.uk

Rocksprings Crescent

Haydon Bridge

Located on a private estate of only four properties is this versatile and well-presented 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 Room 12'10 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 17'05 (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

[HX00006138](#).KW.KW.22-1-2024. V.2



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

