



## Spetchells Prudhoe

- Detached House
- Four Bedrooms
- En Suite to Master Bedroom
- Double Driveway & Garage
- Front & Rear Gardens

**OIEO £ 325,000**



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# 8 Spetchells

Prudhoe, NE42 5QD

This stunning four bedroom detached home is available on the much sought after Castlefields Estate Prudhoe. The property has been tastefully upgraded by the current owners to offer a stylish and spacious home that suits the needs of the modern family, along with upgrading the windows, boiler, radiators and carpets in 2023. The property comprises a bright entrance hall which leads on to a lovely living room with on trend media wall, with inset electric fire and French doors that lead on the breath taking open plan kitchen dining and sun room space. The kitchen is simply stunning, fitted to a very high standard with some integrated appliances, this leads on to a lovely sun room overlooking the garden with floor to ceiling windows and Bi-fold doors. There is also a downstairs WC. Upstairs there are four double bedrooms, the master with Ensuite shower room and fitted wardrobes. The family bathroom is immaculately presented with shower over the bath. Externally there is a garden and ample off street parking with two driveways for multiple vehicles. The rear garden is a good size with lawn and patio space. This property simply must be viewed to be appreciated. Call us now to arrange a viewing and avoid disappointment

## Entrance Hall

Composite door to front, Rad

## Living Room - 11.03" 3.43m x 15.01" 4.59m

UPVC Window to front, Rad, Media Wall with inset electric fireplace, French doors leading to Kitchen Diner

## Kitchen Diner- L Shaped 23.04" 6.81m X 13.10" 4.22m

Wall and base units with complimenting Quartz work surfaces, Belfast sink, free standing Range style cooker, integrated Fridge Freezer, Washing Machine & Dishwasher, UPVC window overlooking garden, Amphrasite vertical radiator, access to garage.

## Downstairs WC/Cloaks

Basin, llwc, radiator

## Sun Room 11.10" 3.61m x 8.09" 2.67m

Open plan to kitchen/diner, floor to ceiling UPVC windows, Bi-fold doors, Amphrasite vertical radiator, 2x Skylights

## Stairs to Landing

Loft access, storage

## Bedroom One 11.07" 3.53m x 12.03" 3.73m

Upvc window to front of property, radiator, built in storage

## En Suite

llwc, basin, shower cubicle, radiator, UPVC window

## Bedroom Two 14.04" 4.37m x 8.09" 2.67m

UPVC window, radiator

## Bedroom Three 7.02" 2.18m x 11.04" 3.45m

UPVC Window, radiator

## Bedroom Four 8.04" 2.54m x 11.05" 3.48m

UpVC window, radiator

## Bathroom

Fully tiled, shower over bath, llwc, basin, radiator, UPVC window

## Garage

Integral garage

## External

Large enclosed rear garden with lawn and patio

Front garden

Two driveways for multiple cars

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

## MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

COUNCIL TAX BAND: D

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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