



Sherwood Close

Murton Village

Without doubt one of our favourite villages in the area! Murton Village boasts a semi-rural location, surrounded by wonderful walks, a local village public house/restaurant and bus service, enjoy the local equestrian centre and wildlife but know that you are just a short drive from local schools and amenities. The transport links from the village via the A1058 City Centre, to the Silverlink and the Cobalt Business Park are also excellent. Sherwood Close is a sought, after cul-de-sac within the village and the property has been substantially improved by the current family. A spacious entrance porch welcomes you, opening into the gorgeous, open plan lounge/dining area with feature fireplace, French doors out to garden and patio doors to the sun room. The Cavendish breakfasting kitchen is contemporary and stylish with integrated appliances, sun room overlooking and opening out to the rear garden. To the first floor there are three spacious bedrooms, the principal bedroom with fitted wardrobes, luxurious family bathroom with separate shower cubicle. Enjoy the private and enclosed rear garden, which isn't directly overlooked. Front, block paved driveway and attached garage with electric roller door. A real gem of a family home, rarely available on the open market!

£295,000

ROOK
MATTHEWS
SAYER

0191 246 3666
84 Park View, Whitley Bay, NE26 2TH

www.rookmatthewssayer.co.uk
whitleybay@rmsestateagents.co.uk



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Double Glazed Entrance Door to:

ENTRANCE PORCH: tiled floor, door to:

LOUNGE/DINING AREA: 24'3 x 20'5, (7.39m x 6.22m), maximum measurements. A beautiful, open, light and airy family lounge and dining area, flowing beautifully with a central contemporary oak and glass staircase up to the first floor, under-stair storage cupboard, three radiators, brick fireplace with recessed hearth, spotlights to ceiling, double glazed patio doors through to sun room and double-glazed Georgian Bar French doors out to the rear garden, large front facing window, through to:



KITCHEN: (front): 11'0 x 8'9, (3.35m x 2.67m), a stylish, quality, "Cavendish" fitted kitchen, incorporating a range of base, wall and drawer units, roll edge worktops, integrated double oven, microwave and cooker hood, integrated dishwasher, fridge and freezer, breakfast bar, one and a half bowl sink unit with mixer taps, tiled floor, double glazed window, radiator



SUN ROOM: 13'9 x 10'6, (4.19m x 3.20m), radiator, double glazed door to rear garden, tiled floor

FIRST FLOOR LANDING AREA: double glazed window, loft access, we have been advised that the loft is partially floored



BEDROOM ONE: (rear): 12'9 x 9'4, (3.89m x 2.84m), fitted wardrobes providing ample hanging and storage space, radiator, double glazed window

BEDROOM TWO: (front): 11'7 x 11'9, (3.53m x 3.58m), radiator, double glazed window

BEDROOM THREE: (rear): 8'8 x 7'9, (2.64m x 2.36m), radiator, double glazed window

BATHROOM: (front): luxurious, re-fitted family bathroom, with bath with hot and cold mixer taps and shower spray, separate shower cubicle with shower, vanity sink unit with mixer taps, low level w.c. with recessed flush, modern tiling, shaver point, radiator, storage cupboard, double glazed window.

EXTERNALLY: Gorgeous, enclosed rear garden, not directly overlooked, with block paved patio and borders, fencing. The front garden has a block paved driveway, feature gravelling, well stocked borders, attached garage with electric door, plumbed for washing machine

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY AND GARAGE

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.

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: C

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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

