



## Derwent Water Drive Blaydon

- Detached House
- Four Bedrooms
- En Suite to Master Bedroom
- Garage & Driveway
- Rear Garden

**£ 260,000**



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# 71 Derwent Water Drive

## Blaydon, NE21 4FJ

THIS WELL PRESENTED FOUR BEDROOM DETACHED HOME ON THE MUCH SOUGHT AFTER STELLA RIVERSIDE, OFFERS SPACIOUS WELL PRESENTED ROOMS, ACCESS TO LOCAL AMENITIES, TRAVEL LINKS AND COUNTRYSIDE. THE PROPERTY COMPRISES OF ENTRANCE HALL LEADING TO A FANTASTIC OPEN PLAN LIVING SPACE, WITH A MODERN FITTED KITCHEN, BREAKFAST BAR AND FRENCH DOORS THAT LEAD ON TO THE SOUTH FACING GARDEN. THERE IS A SEPARATE UTILITY ROOM AND DOWNSTAIRS WC. UPSTAIRS THE MASTER BEDROOM HAS FITTED WARDROBES AND A SUPER STYLISH SHOWER ROOM. THERE ARE TWO FURTHER DOUBLE BEDROOMS AND A GOOD SIZED SINGLE ROOM ALONG WITH A FAMILY BATHROOM. EXTERNALLY THERE IS PARKING FOR MULTIPLE VEHICLES IN FRONT OF THE GARAGE AND A LOW MAINTENANCE SOUTH FACING GARDEN WITH DECKING AND ARTIFICIAL GRASS. CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.

The accommodation:

#### Entrance:

Composite door to the front and radiator.

Lounge: 15'8" 4.78m plus bay x 10'9" 3.28m

UPVC window to the front, radiator and open plan to;

Kitchen Diner: 18'4" 5.59m x 12'0" 3.66m

UPVC door to the garden, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, integrated ceramic hob and electric oven, plumbed for dishwasher, Breakfast bar, under stairs storage and radiator.

#### Utility Room:

Door to garden, fitted with base units, plumbed for washing machine and radiator.

#### WC:

UPVC window, low level wc, wash hand basin and radiator.

#### First Floor Landing:

Storage.

Bedroom One: 12'2" 3.71m max x 12'0" 3.66m plus robes

UPVC window, fitted wardrobes and radiator.

#### En Suite:

Recently updated, walk in shower, vanity wash hand basin, fully tiled and heated towel rail.

Bedroom Two: 11'5" 3.48m x 9'6" 2.90m

UPVC window and radiator.

Bedroom Three: 9'6" 2.90m x 7'8" 2.33m

UPVC window and radiator.

Bedroom Four: 9'1" 2.77m x 9'0" 2.74m

UPVC window and radiator.

#### Bathroom wc:

UPVC window, low level wc, wash hand basin, part tiled and radiator.

#### Externally:

To the rear of the property there is a South facing garden with artificial grass and decking. To the front of the property there is a driveway providing off street parking for multiple cars leading to a garage with power and lighting.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: SATELLITE

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.

#### 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: D

EPC RATING: C

RY0006703.VS.EW.07.02.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	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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