



## Winder Drive Hazlerigg

An immaculate 'Baywood Style' detached house constructed by Miller Homes located within this much sought after residential development. The property occupies a corner plot position and is presented to the highest of standards. It benefits from 2 reception rooms together with a 22ft dining kitchen, utility and ground floor WC. To the first floor are 4 double bedrooms with en suite to master and a family bathroom with separate shower. There is a generous enclosed garden to the rear with patio area together with a detached garage and off street parking for 2 cars. It also benefits from UPVC double glazing and gas fired central heating. The property is well positioned for access to the A1 motorway as well as local shops, schools and transport links.

Briefly comprising reception hallway with quality fitted LVT flooring, built in cupboard and WC. There is a sitting room with bay window together with study and quality fitted integrated dining kitchen with LVT flooring and French doors leading to the rear garden. There is also utility room. To the first floor are 4 double bedrooms with en suite to master and a family bathroom with separate shower. There is a lawned area to the front and side of the property together with private garden to the rear with patio area. There is also a detached garage with driveway for 2 cars.

## Offers Over **£380,000**

0191 284 7999

12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[gosforth@rmsestateagents.co.uk](mailto:gosforth@rmsestateagents.co.uk)



# Winder Drive

## Hazlerigg

### ENTRANCE DOOR LEADS TO:

#### RECEPTION HALL

Double glazed entrance door, LVT flooring, understairs cupboard, radiator.

#### W.C.

Low level WC, pedestal wash hand basin, extractor fan, radiator.



#### SITTING ROOM 14'4 (into bay) x 13'7 (4.37 x 4.14m)

Double glazed bay window, radiator, LVT flooring.

#### STUDY 8'7 x 7'8 (plus doorway) (2.62 x 2.34m)

Double glazed window to front & side, radiator.

#### DINING KITCHEN 22'5 x 11'6 (6.83 x 3.51m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in double oven, built in gas hob, integrated dishwasher, fridge and freezer, radiator, double glazed window to front and side, double glazed French doors, LVT flooring.



#### UTILITY 7'0 x 5'9 (2.13 x 1.75m)

Space for automatic washer, combination boiler, extractor fan, radiator.

#### FIRST FLOOR LANDING

Access to roof space, built in cupboard, radiator.

#### MASTER BEDROOM 12'1 x 11'8 (3.68 x 3.56m)

Double glazed window to rear, radiator.

#### EN SUITE SHOWER ROOM

Walk in shower, wash hand basin, low level WC, tiled splash backs, double glazed Frosted window, extractor fan, radiator.



#### BEDROOM TWO 11'8 x 10'7 (3.56 x 3.23m)

Double glazed window to rear, radiator.

#### BEDROOM THREE 11'7 x 8'2 (3.53 x 2.49m)

Double glazed window to front and rear, radiator.

#### BEDROOM FOUR 11'6 x 10'1 (max) (3.51 x 3.07m)

Double glazed window to front and side, radiator.

## FAMILY BATHROOM

Four piece suite comprising: panelled bath, walk in shower, wash hand basin, low level WC, part tiled walls, radiator, extractor fan, double glazed frosted windows.

## FRONT/SIDE GARDEN

Laid mainly to lawn, driveway.

## REAR GARDEN

Laid mainly to lawn, patio, fenced boundaries, gated access.

## GARAGE

Detached, up and over door.

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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:** E

**EPC RATING:** B

**Management Charges:** £100.00 (approx.) per annum - Review Period: TBC - Increase Amount: TBC

GS00015596.DJ.PC.23.04.25.V.1

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	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.

**16 Branches across the North-East**

