



Gilbert Grove

Kirkwhelpington

For sale is this immaculate, detached house, located in the picturesque village of Kirkwhelpington, surrounded by green spaces and walking routes. This property is ideal for families and offers an abundance of unique features. Residing at the end of a peaceful cul-de-sac, the property welcomes you with ample parking space and a beautiful south-facing garden.

Offers Over **£470,000**

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PROPERTY DESCRIPTION

The heart of the home is undoubtedly the upgraded kitchen presenting a large island with dining capabilities, a separate utility room, and a breakfast area. Natural light floods in from the bi-folding door that leads to the patio.

Further enhancing the living space are two reception rooms. The first, a formal living room, offers open views to the front through large windows adorned with plantation shutters. The second can be utilised as a snug or dining room.

On the first floor you'll find three spacious bedrooms, each generously sized. The master bedroom, which was formerly two bedrooms, comes with an en-suite shower room, fitted with a rain shower and a heated towel rail, and built-in wardrobes. The second bedroom also features an en-suite and built-in wardrobe, and the third bedroom is a comfortable double.

The home offers three bathrooms in total, including the en-suites. The family bathroom boasts a large bathtub, perfect for unwinding at the end of the day.

Additional features of this property include Solar Panels, a handy boot room and a home office, perfect for those working remotely. The house has an EPC rating of C and falls within council tax band D.

This property is a remarkable find in an idyllic location, offering a perfect blend of comfort and luxury.

Living Room: 17'03" (into bay) x 11'01" - 5.26m x 3.38m

Snug/Dining Room: 13'11" x 7'09" - 4.24m x 2.36m

Kitchen: 15'03" x 18'03" - 4.65m x 5.56m

Utility Room: 7'09" x 7'09" - 2.36m x 2.36m

Boot Room: 5'06" x 9'07" - 1.68m x 2.92m

Home Office: 6'11" x 9'08" - 2.11m x 2.95m

W.C.

Bedroom One: 25'02" x 10'08" - 7.67m x 3.25m

En-suite: 5'01" x 7'02" - 1.55m x 2.18m

Bedroom Two: 18'04" x 14'05" - 5.59m x 4.32m

En-suite: 6'11" x 7'06" - 2.11m x 2.29m

Bedroom Three: 14'05" x 7'11" - 4.39m x 2.41m

Bathroom: 7'00" x 7'03" - 2.13m x 2.21m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: OIL

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DOUBLE 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.

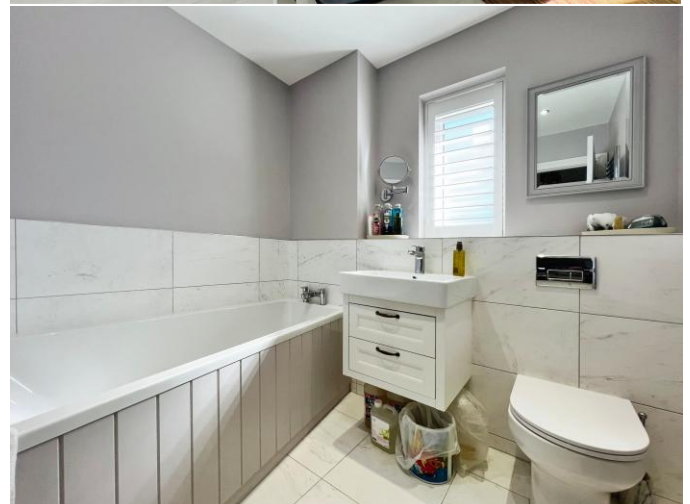
TENURE

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: C

P00007353.SD.SD.1/4/25.V.1





Gilbert Grove, Kirkwhelpington

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This graph shows this property's current and potential energy rating.



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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