



Mallard Way | Abbey Heights | NE15 9DJ

£350,000



4



1



2

Detached family home (The Scrivener)

Four bedrooms

Ensuite to main bedroom

Cloakroom/W.C

Breakfasting Kitchen

Utility Room

Bathroom/W.C

Single garage

ROOK
MATTHEWS
SAYER

Presenting a wonderful detached house (The Scrivener - Bellway) for sale, situated on a corner plot in an excellent location with easy access to public transport links, local amenities, and nearby schools. This property is in good condition and is ideally suited for families, offering ample space and comfort.

Internally the property comprises an entrance hall, lounge, breakfasting kitchen, cloakroom/W.C and utility room. The first floor boasts four well-proportioned bedrooms, one of which benefits from an en-suite, providing convenience and privacy. The other three bedrooms are spacious and offer plenty of room for personalisation, making the property adaptable to your family's needs. In addition to the bedrooms, there is also a family bathroom.

Externally there are front and rear gardens. The front offers off street parking which leads to the single garage and side access gate. The rear garden is a generous size and mainly laid to lawn with a paved seating area.

This detached house offers a harmonious blend of space, comfort, and convenience. Its locality to essential services, combined with its well-planned layout, makes it a perfect choice for families seeking a property that caters to their lifestyle. Your new home awaits!

Entrance Hallway
Amtico flooring, central heating radiator, under stair storage cupboard and stairs up to the first floor.

Cloakroom/W.C
Fitted with a low level W.C, wash hand basin, central heating radiator, Amtico flooring and a double glazed window to the front.

Lounge 11' 7" Max x 16' 2" Max plus recess (3.53m x 4.92m)
Double glazed window to the front and a central heating radiator.

Breakfasting Kitchen 14' 6" Max plus recess x 19' 9" Max (4.42m x 6.02m) (L Shaped)
Fitted with a range of wall and base units with work surfaces over and upstand, 1 ½ bowl stainless steel sink with mixer tap and drainer, integrated appliances including gas hob with stainless steel splash back and extractor hood over, eye level double electric oven, dishwasher and fridge/freezer, central heating radiator, recessed downlights, storage cupboard, double glazed window, and double glazed French doors leading to the rear garden.

Utility Room
Fitted base units with work surfaces over and upstand, stainless steel sink with mixer tap and drainer, integrated washing machine, Amtico flooring, central heating radiator and boiler, and door leading to the rear garden.

Landing
Loft access and storage cupboard.

Bedroom One 15' 0" Plus recess x 9' 8" Max (4.57m x 2.94m)
Double glazed window to the front, central heating radiator and fitted wardrobes and drawers.

Ensuite
Fitted with a low level W.C with concealed cistern, wall mounted wash hand basin, double shower cubicle, central heating radiator, recessed downlights, part tiled walls and a double glazed window.

Bedroom Two 11' 3" Plus recess, Max x 9' 3" Plus recess (3.43m x 2.82m)
Fitted wardrobes, double glazed window to the rear and a central heating radiator.

Bedroom Three 9' 11" x 9' 4" Max (3.02m x 2.84m)
Double glazed window to the front and a central heating radiator.

Bedroom Four 10' 4" x 7' 9" (3.15m x 2.36m)
Double glazed window to the rear and a central heating radiator.

Bathroom/W.C
Fitted with a three piece white bathroom suite comprising a low level W.C, wall mounted wash hand basin, panel bath, part tiled walls, tiled flooring, heated towel rail, recessed downlights and a double glazed window to the side.

Externally
Front Garden
Lawn garden with mature shrubs and driveway to side leading to the single garage.

Rear Garden
Large enclosed garden which is mainly laid to lawn with paved seating area and side access.

Garage – Door width 7' 10" (2.39m)

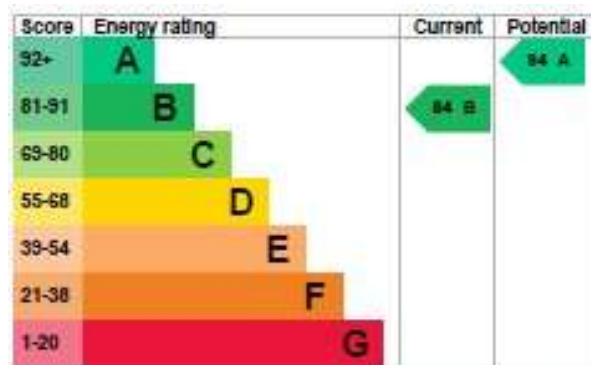
PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains – Gas
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: Driveway/Garage

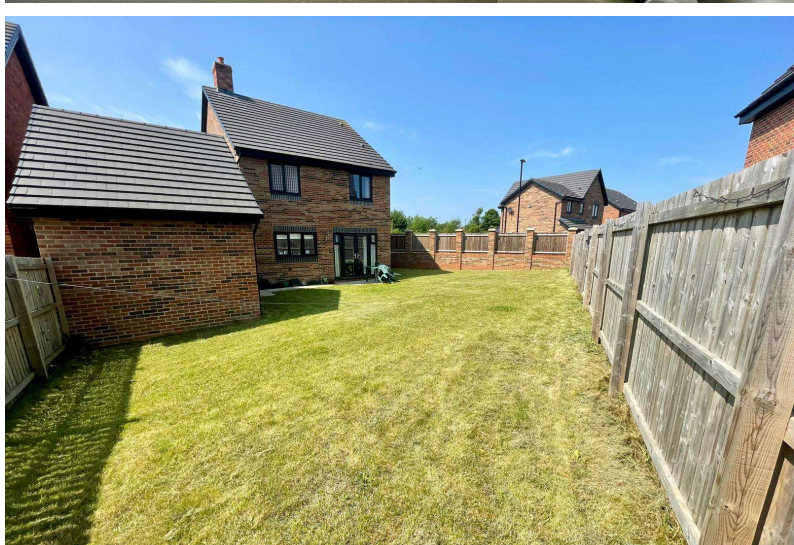
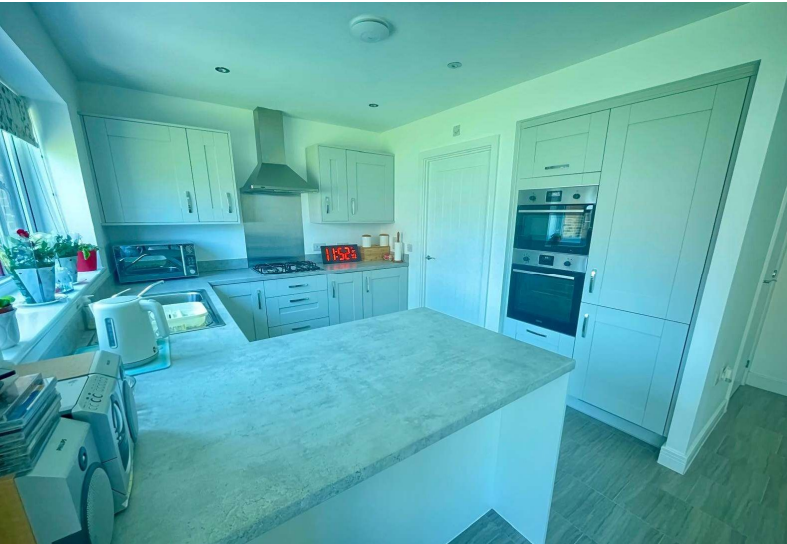
MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: D
EPC RATING: B

WD8279/CC/EM/18.06.2025/V.1





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