



Meadow Hill | Throckley | NE15 9BZ

£340,000



3



1



2

Detached family home

Three bedrooms

Main bedroom with en-suite

Generously sized kitchen/diner

Cloakroom/W.C

EV Charging facilities

No onward chain

Driveway to side

**ROOK
MATTHEWS
SAYER**

We are delighted to present for sale this detached house, a perfect family home located in a highly sought-after area due to its proximity to public transport links, local amenities, and nearby schools. This neutrally decorated property offers a welcoming blend of comfort and style, making it an ideal choice for families.

The property boasts three well-appointed bedrooms. The main bedroom includes the luxury of an en-suite, providing a private and convenient space for occupants. The additional bedrooms offer ample space for personalisation to fit the needs and tastes of a growing family.

The house also features a generously sized kitchen/diner including a range of integrated appliances.

Furthermore, the property includes a single reception room, offering a versatile area that can be tailored to a variety of uses, whether that be a cosy family lounge or a more formal living area.

One of the unique features of this property is the inclusion of EV Charging facilities, reflecting the modernisation of the property and its readiness for future living trends.

Overall, this property is a fantastic investment opportunity for families looking for a home that offers comfort, convenience, and modern living.

Entrance Hall

Central heating radiator, storage cupboard and stairs up to the first floor.

Cloakroom/W.C

Fitted with a low level W.C, pedestal wash hand basin with tile splash back, central heating radiator, extractor hood and storage cupboard.

Lounge 17' 6" Max x 10' 0" Max (5.33m x 3.05m)

Double glazed windows to the front and side and a central heating radiator.

Kitchen/Diner 17' 6" Max x 9' 11"Max (5.33m x 3.02m)

Fitted with a range of wall and base units with work surfaces over and upstand, stainless steel sink with mixer tap and drainer, integrated appliances including gas hob with oven below and extractor hood over, fridge/freezer, dishwasher and plumbing for an automatic washing machine, two central heating radiators, double glazed window to the front and double glazed patio doors leading to the rear garden.

Landing

Loft access and storage cupboard.

Bedroom One 17' 7" Max x 10' 0" Plus recess (5.36m x 3.05m)

Double glazed windows to the front and side and two central heating radiators.

Ensuite

Fitted with a low level W.C, pedestal wash hand basin, part tiled walls, double shower cubicle and heated towel rail.

Bedroom Two 10' 5" x 10' 2" (3.17m x 3.10m)

Double glazed window to the front and a central heating radiator.

Bedroom Three 9' 11" x 6' 11" (3.02m x 2.11m)

Double glazed window to the side and a central heating radiator.

Bathroom/W.C

Fitted with a three piece white bathroom suite comprising low level W.C, pedestal wash hand basin, panel bath with shower over and screen, part tiled walls, heated towel rail, extractor fan and a double glazed window.

Externally

Front Garden

Lawn garden with planted borders, driveway to side with EV Charging facilities and side access gate leading to the rear garden.

Rear Garden

Enclosed garden which is mainly laid to lawn with gravel areas, paved seating area and planted borders.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas

Broadband: Fibre to premises

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.

ACCESSIBILITY

This property has accessibility adaptations:

- Suitable for wheelchair users
- Level access
- Wide doorways

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

Management fee of £225 per annum for estate maintenance.

COUNCIL TAX BAND: D

EPC RATING: B

WD8261/BW/EM/28.05.2025/V.1

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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