



Sherwood Close | Murton Village | NE27 0LS

**£350,000**

A fabulous size, detached bungalow, pleasantly located within this sought after cul-de-sac within the semi-rural Murton Village. With idyllic walks, local pubs, equestrian centre and bus route on your doorstep. Approximately a five/ten minute drive from Whitley Bay and Monkseaton centres and Metro. Enjoying wrap around gardens and a shared access driveway to the large 32'11 x 22'0 double garage with electric roller door. The bungalow is spacious, light and airy with multiple aspects, showcasing, entrance hall with storage, wonderful size lounge through dining room with patio doors into the conservatory, opening out to and with views of the side garden area. Excellent family dining kitchen with integrated appliances and access out to the garden area. There are three generous bedrooms, two with fitted storage.

Gorgeous, re-fitted shower room, contemporary and stylish with four piece suite. The bungalow also benefits from no onward chain.

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**Superb Sized Detached**

**Wrap Around Gardens**

**Beautiful Village Location**

**Large Double Garage**

**Lounge Dining Room**

**Conservatory, Dining Kitchen**

**Three Bedrooms**

**Stunning Re-Fitted Shower**

For any more information regarding the property please contact us today

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: cloaks cupboard, door to:

LOUNGE/DINING ROOM: (front): 20'9 x 13'7, (6.33m x 4.15m), into alcoves, a superb sized lounge and dining room, bright and airy with attractive feature fireplace and modern electric fire, radiator, double glazed window, cornice to ceiling, two radiators, wall lights, double glazed patio doors through to:

CONSERVATORY: 12'2 x 7'6, (3.71m x 2.29m), overlooking and opening out to the rear garden area, tiled floor

INNER HALLWAY: loft access, door to:

DINING KITCHEN: (dual aspect): 13'5 x 11'9, (4.09m x 3.58m), fabulous sized family dining kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, hob and cooker hood, radiator, laminate flooring, sink unit with mixer taps, combination boiler, plumbed for automatic washing machine, two double glazed windows, double glazed door out to the rear garden, tiled splashbacks



**T: 0191 2463666**

[whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)

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**SHOWER ROOM:** 7'4 x 6'3, (2.24m x 1.91m), gorgeous, re-fitted shower room, showcasing, shower cubicle, electric shower, bidet, vanity sink unit with mixer taps, low level w.c. with push button cistern, tiled floor, brick effect tiling, spotlights to ceiling, chrome radiator, double glazed window

**BEDROOM ONE:** (rear): 12'0 x 9'8, (3.66m x 2.95m), including depth of sliding mirrored wardrobes, radiator, double glazed window

**BEDROOM TWO:** (front): 13'1 x 6'5, (3.99m x 1.96m), including depth of storage cupboard, radiator, double glazed window

**BEDROOM THREE:** (rear): 8'6 x 7'7, (2.59m x 2.31m), radiator, double glazed window

**EXTERNALLY:** lovely wrap around gardens, beautifully maintained and thought out by the current owner. With mature, well stocked borders, patio, artificial lawn, lawn and access to the garage, which boasts measurements of 32'11 x 22'0, (10.03m x 6.71m), electric up and over door, power and lighting, storage. Front garden area, shared access driveway

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Garage/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:** D

**EPC RATING:** D



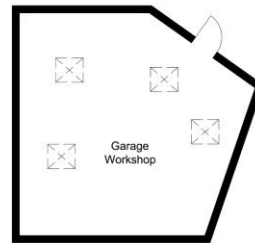
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Ground Floor



Outbuilding

## 12 Sherwood Close

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

Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	56 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



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