



## Younghall Close Greenside

- Detached House
- Four Bedrooms and Study
- Two Reception Rooms
- Two En Suites & Bathroom
- Garage, Gardens & Driveway

**OIEO £ 400,000**



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# 31 Younghall Close

## Greenside, NE40 4QG

THIS IMMACULATE DETACHED HOUSE IS CURRENTLY ON OFFER FOR SALE. THE PROPERTY BOASTS FOUR SPACIOUS BEDROOMS, EACH ENHANCED BY BUILT-IN WARDROBES. THE MASTER BEDROOM IS EXTENDED, PROVIDING AMPLE SPACE, AND FEATURES A JULIET BALCONY, VAULTED CEILINGS, AND AN EN-SUITE FOR ADDED LUXURY. THE SECOND BEDROOM ALSO INCLUDES AN EN-SUITE, WHILE THE THIRD AND FOURTH BEDROOMS ARE BOTH DOUBLES, PROVIDING COMFORTABLE LIVING QUARTERS FOR ALL OCCUPANTS. THERE IS A COSY SNUG WITH LOG BURNER SEPARATE FROM THE REST OF THE LIVING AREAS, AND AN OPEN-PLAN EXTENDED KITCHEN, WHICH IS FLOODED WITH NATURAL LIGHT. THE KITCHEN IS COMPLETE WITH INTEGRATED APPLIANCES, A DINING SPACE, AND OPENS OUT THROUGH FRENCH DOORS TO A BEAUTIFUL GARDEN, CREATING A SEAMLESS INDOOR-OUTDOOR LIVING EXPERIENCE. AN ADDED BENEFIT IS THE FAMILY ROOM ADJACENT TO THE KITCHEN, PERFECT FOR FAMILY GATHERINGS OR CASUAL DINING.

THE PROPERTY INCLUDES SOLAR PANELS, A MODERN BATHROOM WITH BOTH A SEPARATE SHOWER AND BATH, CATERING TO ALL PREFERENCES. THERE IS ALSO AN ADDITIONAL DOWNSTAIRS WC FOR GUESTS AND CONVENIENCE.

APART FROM THE LIVING SPACES, THE PROPERTY ALSO OFFERS AN ATTACHED GARAGE, A DOUBLE DRIVEWAY, AND ADDITIONAL OFFICE AND STORAGE SPACE. THE GARDEN PROVIDES ACCESS TO A PLAYING FIELD, OFFERING STUNNING VIEWS AND MAKING IT IDEAL FOR OUTDOOR ACTIVITIES.

LOCATED IN A HIGHLY SOUGHT-AFTER LOCATION, THE PROPERTY IS WITHIN EASY REACH OF LOCAL AMENITIES, WALKING ROUTES, AND NEARBY SCHOOLS, MAKING IT AN IDEAL HOME FOR FAMILIES.

THIS PROPERTY IS A RARE FIND, OFFERING COMFORT, CONVENIENCE, AND LUXURY IN ONE PACKAGE. A VIEWING IS HIGHLY RECOMMENDED TO TRULY APPRECIATE WHAT THIS HOME HAS TO OFFER.

Entrance:

Composite door to the front, door to;

Hallway:

Storage cupboard, solid wood flooring and radiator.

WC:

UPVC window, low level wc, wash hand basin and radiator.

Lounge: 11'6" 3.51m plus bay x 11'1" 3.38m

UPVC bay window to the front, log burner and radiator.

Family Room: 25'7" 7.80m x 12'0" 3.66m

Extended. Two UPVC windows, UPVC bay window, understairs storage, solid wood flooring and open to;

Kitchen: 16'1" 4.90m x 14'3" 4.34m

UPVC window, three skylight5s, access to garage, fitted with a range of matching wall and base units with granite work surfaces above incorporating one and a half bowl sink unit with drainer, integrated oven, induction hob, integrated microwave, washing machine, dishwasher and radiator.

First Floor Landing:

UPVC window and storage.

Bedroom One: 12'0" 3.66m plus large radiator x 10'0" 3.05m plus robs

Extended. Two skylights, fitted wardrobes, Juliette balcony and radiator.

En Suite:

Large walk in shower, wash hand basin, low level wc, fully tiled, heated towel rail and radiator.

Bedroom Two: 11'5" 3.48m x 11'2" 3.40m max

UPVC window, fitted storage and radiator.

En Suite:

Shower, low level wc, wash hand basin, part tiled and radiator.

Bedroom Three: 11'0" 3.35m x 9'1" 2.77m

Two UPVC windows, storage and radiator.

Bedroom Four: 10'6" 3.20m x 7'11" 2.41m

UPVC window, storage and radiator.

Bathroom:

UPVC window, bath, shower, vanity wash hand basin, low level wc and heated towel rail.

Office:

Extension with storage and office space, skylights and electric.

Externally:

There is a garden with a double driveway providing off street parking leading to a garage at the front. There is a further garden to the rear with access to the field.

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

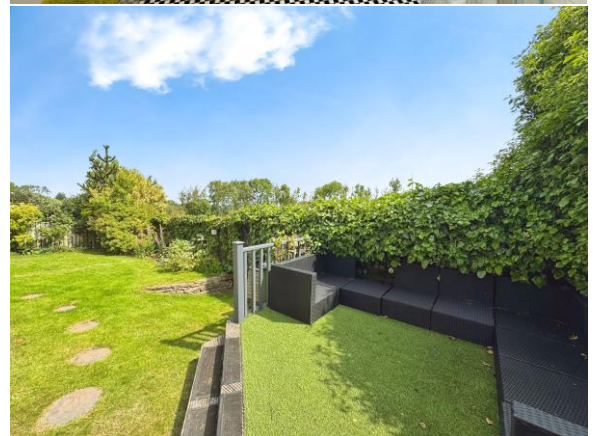
### TENURE

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

RY00007168.V5.EW.17.06.2025.V.2.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 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

