



Holyfields West Allotment

We have no doubt you will absolutely fall in love with this stunning, Freehold, detached family home. Set back from the main drive and boasting the most beautiful South facing garden, which has been thoughtfully designed and landscaped to include, feature paved patios, greenhouse, shed and artificial lawn, there is access through to the front driveway and garden area also. The property has been re-designed, extended and wonderfully thought out to offer, what we feel is a perfect family home! Entrance hallway, light and airy lounge with excellent proportions, the lounge flows into the beautiful, open, dining kitchen and orangery, just fabulous! The garage has been transformed into a gorgeous study area with fitted storage and desks, (negotiable), two large windows and spotlights, allowing maximum light into this versatile room. The kitchen is fitted with a range of light, stylish units, breakfast bar and integrated appliances, downstairs cloaks/wc..

The orangery overlooks and opens out to the garden area and has French doors and skylights ensuring maximum light into the room. To the first floor there are three double bedrooms, the principal bedroom with attractive fitted wardrobes and luxurious en-suite shower room, bedroom two also benefits from fitted wardrobes. There is a luxurious family bathroom with corner bath, an absolute haven to relax in! Don't miss this one, a real one-off!

£335,000

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: staircase to the first floor, engineered wood flooring, cloaks cupboard, radiator and radiator cover, door to:

FAMILY OFFICE/SNUG: (front and side): 16'3 x 7'7, (4.95m x 2.31m), beautifully converted and designed as a luxurious family office, with two large, double-glazed windows to the side and front allowing maximum light into the room, fitted shelving and contemporary storage, desks, (negotiable) spotlights to ceiling, radiator

LOUNGE: (front): 16'2 x 12'0, (4.93m x 3.66m), gorgeous, light and airy front room with large double-glazed window, coving to ceiling, door to:

DINING KITCHEN: (rear): 21'7 x 9'0, (6.58m x 9.0m), fabulous, white fitted kitchen which opens through to the beautiful garden room. Fitted with an ample range of stylish units, incorporating base, wall and drawer units, contrasting worktops, breakfast bar, integrated NEFF hob, double oven, dishwasher, stainless steel cooker hood, single drainer sink unit with mixer taps, spotlights to ceiling, plumbing for automatic washing machine, double glazed window, laminate flooring, double glazed door out to the garden area, chrome ladder radiator, door to:

DOWNSTAIRS CLOAKS/W.C.: pedestal washbasin, low level w.c., radiator, spotlights to ceiling, extractor fan

GARDEN ROOM: (rear): 10'4 x 10'1, (3.15m x 3.07m), beautiful garden room with laminate flooring, spotlights to ceiling, double glazed French door out to the garden area, two skylights

FIRST FLOOR LANDING AREA: storage cupboard housing hot water tank, door to:

BEDROOM ONE: (rear): 13'6 x 11'9, (4.12m x 3.58m), beautiful principal, bedroom, with measurements into sliding mirrored wardrobes providing ample hanging and storage space, laminate flooring, radiator, through to:

EN-SUITE SHOWER ROOM: contemporary, gorgeous en-suite, comprising of, shower cubicle with chrome shower and recessed shelving, vanity sink unit with mixer taps, fully tiled walls, laminate flooring, spotlights to ceiling, radiator, double glazed window



BEDROOM TWO: (front): 11'9 x 8'3, (3.58m x 2.52m), plus recess and depth of attractive, sliding mirrored wardrobes, radiator, double glazed window, laminate flooring

BEDROOM THREE: 12'0 x 9'1, (3.66m x 2.77m), excellent sized, double, third bedroom, radiator, laminate flooring, double glazed window

FAMILY BATHROOM: (rear): 6'4 x 5'4, (1.93m x 1.62m), stunning family bathroom, re-fitted to showcase, corner bath with hot and cold mixer taps and shower off, vanity sink unit with mixer taps, low level w.c. with recessed flush, chrome radiator, high gloss tiling, tile effect flooring, spotlights to ceiling, coving to ceiling, double glazed window, extractor

EXTERNALLY: outstanding, South facing rear garden, beautifully and thoughtfully landscaped to maximise the space and sunshine on offer throughout the day. With artificial lawn, several paved patios, greenhouse, shed, outside tap and lighting, gated access to the front of the property, with side path, driveway, lawned front garden with mature shrubs and flowers

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: C

EPC RATING: E

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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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