



Somerset Avenue | Peters Mill | NE66 2FE

Offers Over: £475,000

This immaculate four-bedroom detached family home, set-back at the end of a private drive in a highly sought-after area, boasts spacious interiors, multiple en-suites, a large garden with patio and decking, ample parking, and enjoys both privacy and excellent access to green spaces.

ROOK
MATTHEWS
SAYER



DETACHED HOUSE

FOUR BEDROOMS

TWO RECEPTION ROOMS

TWO EN-SUITES

DINING KITCHEN

UTILITY

DETACHED SINGLE GARAGE

NOT OVER-LOOKED

For any more information regarding the property please contact us today

31 Somerset Avenue, Peters Mill NE66 2FE

Presenting an immaculate four-bedroom detached house for sale, ideally situated set-back on a private drive within a highly sought-after location. This exceptional residence is perfect for families seeking comfort, style, and privacy, with the property not overlooked by houses at the front or rear.

Set back from the road, the home boasts excellent curb appeal, complemented by a generous block paved drive and a single garage. The expansive rear garden provides a tranquil retreat, featuring a spacious patio and decking area—ideal for outdoor entertaining or relaxing amidst green spaces.

Inside, the property features two elegant reception rooms. The principal reception benefits from dual aspect large windows, flooding the space with natural light, and enjoys delightful garden views with direct access to the garden—perfect for both entertaining and everyday living. The second reception also offers is an ideal music room, study or dining room, with an open aspect to the front.

The open-plan kitchen is a true focal point, thoughtfully designed with an abundance of natural light, integrated dining space for family gatherings, a dedicated utility room, and integrated appliances including a wine fridge for added luxury.

Accommodation comprises four well-proportioned bedrooms, three of which are doubles. The master bedroom boasts a spacious en-suite, while a second double bedroom also benefits from an en-suite. An additional double and a single bedroom provide flexibility for family or guests, served by a well-appointed bathroom.

With an impressive EPC rating of B, this property combines refined aesthetics with practical family living. Enjoy convenient access to walking and cycling routes and picturesque green spaces.

HALL

Composite entrance door | Radiator | Decorative tiled floor | Understairs cupboard | Doors to; lounge, second reception room, dining kitchen, and W.C.

LOUNGE 12'4" x 17'10" (3.76m x 5.43m)

UPVC double-glazed French doors to rear garden | UVC double-glazed window to the front | Radiator

RECEPTION ROOM TWO 12'1" x 8'8" (3.68m x 2.64m)

UPVC double-glazed window to the front and side | Radiator

DINING KITCHEN 12'6" x 18'2" (3.81m x 5.53m)

UVC double-glazed windows | UPVC double-glazed French doors | Downlights

Wall & base units incorporating; electric oven, 1.5 stainless-steel sink, gas hob and extractor, integrated dishwasher, integrated electric oven and convector microwave, wine fridge, and fridge-freezer

UTILITY

Radiator | Fitted units with space for a washing machine and tumble dryer

W.C

Close-coupled W.C | Pedestal wash-hand basin | Extractor fan | Tiled floor

LANDING

Loft access hatch | Radiator | Cupboard housing hot water tank

BEDROOM ONE 13'6" x 11'7" (4.11m x 3.53m)

UPVC double-glazed window to the front | Radiator | Door to ensuite

ENSUITE

Tiled double shower cubicle with mains rainfall shower and separate hand-held attachment | Wall-mounted wash-hand basin | Close-coupled W.C with concealed cistern | Part-tiled walls | Chrome ladder style radiator | UPVC double-glazed frosted window | Tiled floor | Downlights | Extractor fan

BEDROOM TWO 12'7" x 10'9" (3.83m x 3.27m)

UPVC double-glazed window | Radiator | Downlights | Door to ensuite

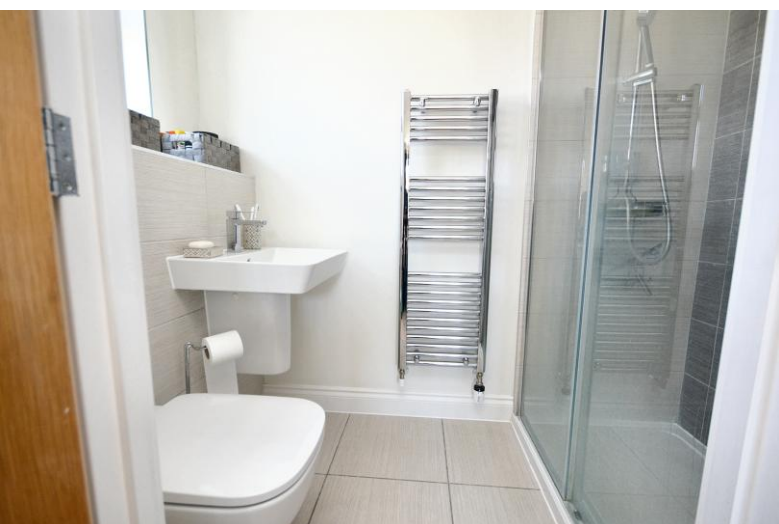
ENSUITE

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ROOK
MATTHEWS
SAYER



BEDROOM THREE 11' x 10'8" (3.35m x 3.25m)
UPVC double-glazed window | Radiator



BEDROOM FOUR 7'1" x 9'4" (2.16m x 2.84m)
UPVC double-glazed window | Radiator

BATHROOM

Bath with hand-held shower attachment | Close-coupled W.C with concealed cistern | Wall-mounted wash-hand basin | Chrome ladder style radiator | Part-tiled walls | UPVC double-glazed frosted window | Tiled floor | Downlights | Extractor fan



FRONT

Lawned garden | Drive to side leading to garage | Open aspect, not overlooked

REAR GARDEN

Two tier lawned garden with planted flower beds | Decking area | Patio | Fenced boundaries | Open aspect, not overlooked

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas Central
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No known issues
Parking: Detached garage/Driveway/EV charging point

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.

MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that this property has a timber frame construction.

BUILDING WORKS

The adjacent Story Homes' 'Riverbrook Gardens' site is awaiting completion.

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

Peters Mill Management Service Charge: £149 per annum

COUNCIL TAX BAND E

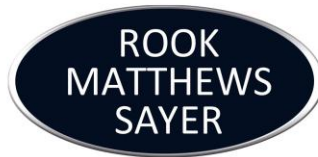
EPC RATING B

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Floorplan Coming Soon



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