



Glade Drive | Throckley | NE15 9LF

Offers in the Region of £339,950



4



2



2

Detached family home

Four bedrooms

Ensuite to main bedroom

Kitchen and utility room

Cloakroom/W.C

Family bathroom/W.C

Front and rear gardens

Garage with private driveway

ROOK
MATTHEWS
SAYER

Presenting this impressive detached house, now available for sale, ideally situated to offer both convenience and comfort for families. Benefitting from excellent public transport links, reputable nearby schools, and a wealth of local amenities, this property is perfectly positioned to cater for a modern family lifestyle.

Internally the property briefly comprises an entrance hall, leading to open plan kitchen/dining room and lounge, cloakroom/W.C, utility room and study. The first floor boast four generously sized bedrooms. The main bedroom enjoys the additional luxury of an en-suite, providing added privacy and convenience. A family bathroom/W.C serves the remaining bedrooms, ensuring practicality for busy households.

This family home successfully combines generous proportions with a practical layout, making it an ideal choice for those seeking both style and substance. Everyday living is enhanced by the property's open-plan design, promoting a light-filled and harmonious environment.

With its desirable location close to schools, public transport, and a range of amenities, this home presents a superb opportunity for families wishing to settle in a vibrant and accessible area. Arrange a viewing today to appreciate all that this exceptional detached house has to offer.

Entrance Hall

Stairs up to the first floor, under stair storage cupboard and a central heating radiator.

Cloakroom/W.C

Fitted with a low level W.C, pedestal wash hand basin, part tiled walls and a central heating radiator.

Open plan Lounge, Dining room and Kitchen

Lounge Area 21' 6" x 10' 3" (6.55m x 3.12m)

Dual aspect double glazed windows to the front, rear and side, central heating radiator, television point, recessed downlights, feature fire and double glazed sliding doors leading to the rear garden.

Kitchen/Diner 16' 11" x 9' 1" (5.15m x 2.77m)

Fitted with a range of wall and base units with work surfaces over and upstand, integrated appliances including gas hob with stainless steel extractor hood over and oven below, fridge/freezer and dishwasher, 1 ½ bowl stainless steel sink with mixer tap and drainer, recessed downlights, central heating radiator two double glazed windows to the rear.

Utility Room 6' 4" x 5' 2" (1.93m x 1.57m)

Fitted wall and base units with work surfaces over and upstand, stainless steel sink with mixer tap and drainer, plumbing for an automatic washing machine and dryer and a central heating radiator.

Study 9' 10" x 6' 4" (2.99m x 1.93m)

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

Landing

Loft access, airing cupboard and a central heating radiator.

Bedroom One 11' 3" Plus recess x 9' 10" Max (3.43m x 2.99m)

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

Bedroom Two 9' 11" x 9' 5" Plus wardrobes (3.02m x 2.87m)

Double glazed window to the front, central heating radiator and fitted wardrobes.

Bedroom Three 10' 6" Including wardrobes x 9' 4" (3.20m x 2.84m)
Double glazed window to the rear and a central heating radiator.

Bedroom Four 9' 8" Plus wardrobes x 7' 7" Max (2.94m x 2.31m)

Double glazed window to the rear, central heating radiator and fitted wardrobes.

Bathroom/W.C

Fitted with a three piece white bathroom suite comprising low level W.C with concealed cistern, pedestal wash hand basin, panel bath with shower mixer tap, recessed downlights, chrome heated towel rail and a double glazed window to the rear.

Externally

Front Garden

Lawn garden with paved path to entrance and block paved drive to side leading to the garage.

Rear Garden

Enclosed lawn garden with paved seating area.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains - Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Garage and 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.

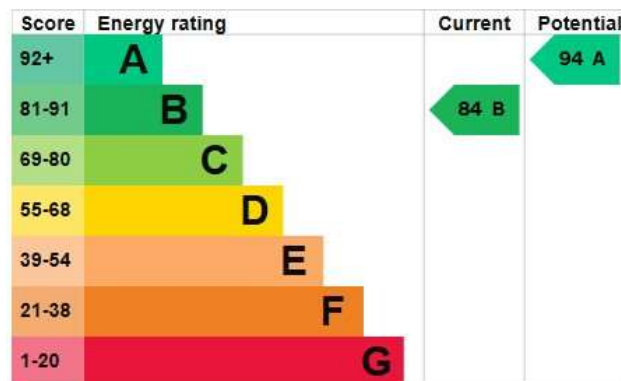
TENURE

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. There is an annual maintenance charge of £250.00 per annum.

COUNCIL TAX BAND: E

EPC RATING: B

WD7803/04/.08.2025/BW/EM/V.1





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

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.