



Northolme, | New Hartley | NE25 0GG

£269,995

A modern and beautifully presented three-bedroom detached home, ideally situated in the popular Church Fields estate in New Hartley. The property features a bright and welcoming open-plan living room and dining kitchen, perfect for entertaining and family living. The lounge showcases a striking media wall with infinity fireplace, the dining area flows wonderfully into the kitchen, providing a spacious layout with an abundance of natural light. The kitchen is fitted with a range of stylish units, integrated appliances, and sleek worktops, with French doors opening directly onto the beautifully landscaped garden that benefits from a South-facing aspect. There is also a downstairs cloaks/w.c. To the first floor there are three well-proportioned double bedrooms, including a principal bedroom with en-suite shower room. Two of the bedrooms benefit from fitted storage also, a splendid, contemporary family bathroom completes the accommodation. Externally there is also a well-presented front garden space, driveway, and garage to the front aspect.

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Entrance door to:

ENTRANCE HALLWAY: LVT wood effect flooring, staircase up to first floor with stylish runner carpet, radiator, door to:

LIVING ROOM: 14'5 x 9'4 (4.39m x 2.84m), maximum measurements plus spacious under stairs cupboard, brilliantly presented media wall which boasts an eye-catching electric infinity fireplace, radiator, LVT wood effect flooring in a lovely herringbone style, open to:

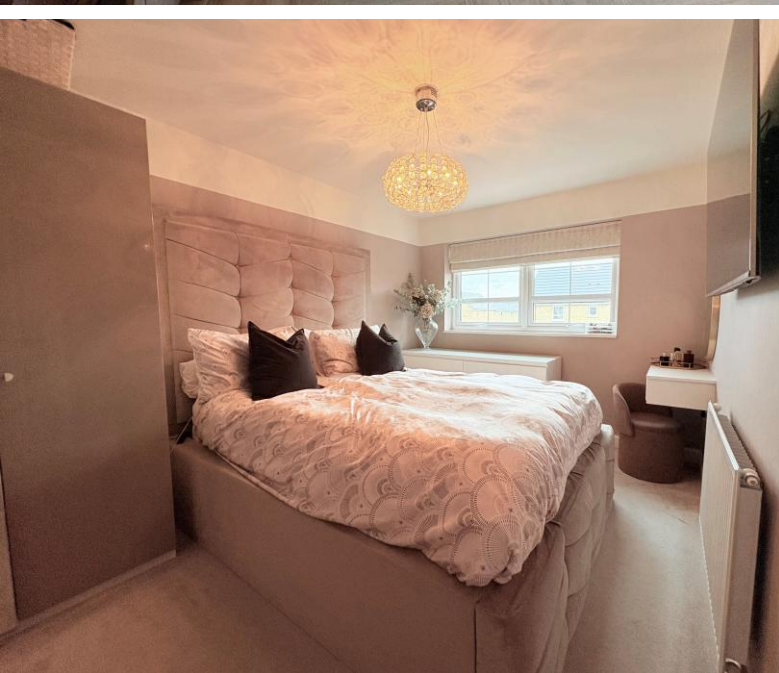
KITCHEN/DINER: 22'5 x 8'4 (6.83m x 2.54m) maximum measurements, incorporating a range of modern and stylish base, wall and drawer units, radiator, sleek worktops, LVT wood effect flooring also boasting a herringbone style, sink with hot and cold mixer tap, integrated electric oven, induction hob and cooker hood, integrated dishwasher, fridge and freezer, spotlights to ceiling. Double glazed windows, double glazed French doors opening up to the beautiful South facing garden and filling the room with natural light all day, the kitchen follows on to a useful open utility area with plumbing for washing machine, radiator, additional base and wall units matching the style of the kitchen, door to:

DOWNSTAIRS W.C: 3' x 5'4 (0.91m x 1.62m), LVT wood effect flooring, brick effect tiling with jungle themed wallpaper, low level W.C with push button cistern, radiator, hand washbasin with mixer tap.

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FIRST FLOOR LANDING AREA: loft access, door to:

BEDROOM ONE: 14'5 X 9' (4.39m x 2.74m) maximum measurements, beautifully presented spacious double bedroom with carpet floor, radiator, double glazed window, door to:

EN-SUITE SHOWER ROOM: 6'6 x 4'6 (1.98m x 1.22m) maximum measurements including spacious walk-in shower, chrome shower, contemporary white vanity unit with mixer tap, low level W.C, double glazed window, chrome radiator.

BEDROOM 2: 10' x 11'8 (3.05m x 3.56m) plus built in storage cupboard, well-proportioned and light double bedroom carpet floor, radiator, double glazed window.

BEDROOM 3: 8'7 x 10'7 (2.62m x 3.22m) maximum measurements, including a tasteful fitted wardrobe providing ample hanging and storage space, carpet floor, double glazed window taking advantage of the South facing aspect and creating a light and airy space.

BATHROOM: 6'3 x 6'1 (1.91m x 1.85x) maximum measurement, elegant family bathroom with LVT wood effect flooring, modern bath with mixer tap, stylish vanity unit with mixer tap, low level W.C and double-glazed window with Southerly aspect

EXTERNALLY: Enclosed and beautifully kept rear landscaped garden which benefits from a Southerly aspect, front driveway with garage for off street parking and ideal storage space.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: ASDL

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

SERVICE CHARGE : £122 per annum

COUNCIL TAX BAND: C"A to G / N/A"

EPC RATING: B

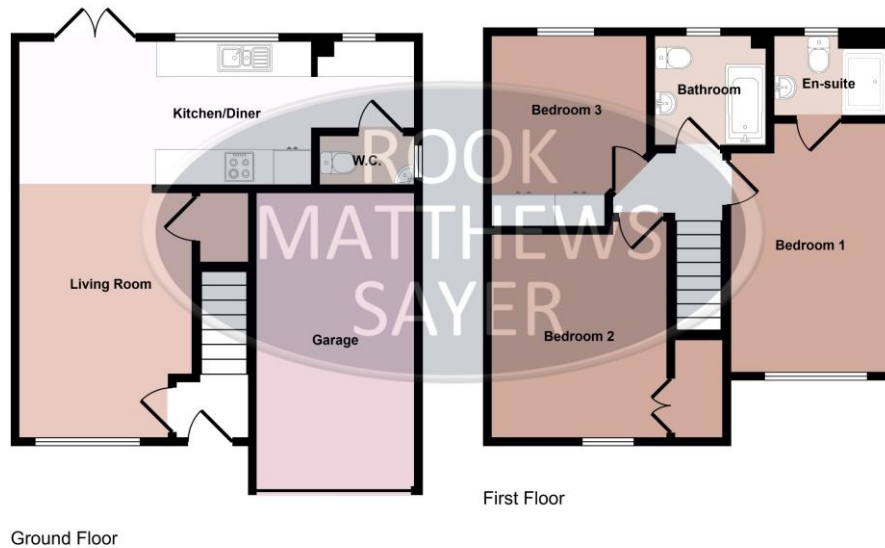
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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