



Navan Close | West Sleekburn | NE62 5XJ

Offers In Excess Of £280,000

Upgraded and extended to a high standard this amazing family home is definitely worth a viewing. The current vendors have gone above and beyond to create an amazing family home. Located in the popular Milburn Grange estate with good transport links and access to local amenities close by. The ground floor has open kitchen diner, lounge, sunroom, ground floor cloaks and converted from the garage a spacious utility room. The first floor offers four bedrooms, ensuite to the master and a family bathroom. Externally double driveway with flower borders to the front and a private well maintained rear garden.

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Detached House

Utility Room

Four Bedroom

Upgraded To A High Standard

Downstairs Wc

Freehold

En-Suite To Master

EPC:D /Council Tax:D

For any more information regarding the property please contact us today

Entrance

Via Wood door.

Hallway

Stairs to first floor landing, Amtico flooring, feature radiator.

Downstairs Wc 5.10ft x 2.47ft (1.55m x 0.75m)

Low level wc, wash hand basin (set in vanity unit), Amtico flooring, extractor fan, heated towel rail, spotlights.

Lounge 14.31ft x 12.44ft (4.36m x 3.79m)

Bifold doors, double radiator, fire surround with electric inset and hearth, electric fire, television point.

Kitchen 27.03ft x 8.80ft (8.23m x 2.68m)

Double glazed window to front and rear, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, built in electric fan assisted oven, induction hob, integrated fridge freezer, dishwasher and microwave, spotlights, drinks cooler/wine rack, double glazed door to side.

Utility Room 16.39ft x 7.58ft (4.99m x 2.31m)

Double glazed window to front, fitted with wall and base units, composite suites. Plumbed for washing machine, electric heater on wall.

Sun Room 16.55ft x 13.15ft (5.04m x 4.00m)

Dwarf wall, double glazed windows, Amtico flooring.

First floor landing

Loft access, built in storage cupboard hot water tank.

Bedroom One 13.10ft x 11.75ft (3.99m x 3.58m)

Double glazed window to front, double radiator, fitted wardrobes and drawers.

En-Suite 8.62ft x 4.69ft (2.62m x 1.42m)

Double glazed window to side, low level wc, wash hand basin (set in vanity unit), extractor fan, shower cubicle, tiled walls. heated towel rail, spotlights.

Bedroom Two 10.03ft x 8.61ft (3.05m x 2.62m)

Double glazed window to front, double radiator, fitted wardrobes and drawers, television point.

Bedroom Three 9.24ft x 8.77ft (2.81m x 2.67m)

Double glazed window to rear, double radiator, fitted wardrobes.

Bedroom Four 10.05ft x 7.41ft (3.66m x 2.25m)

Double glazed window to rear, double radiator.

Bathroom 6.21ft x 6.91ft (1.89m x 2.10m)

Three piece white suite comprising of; panelled bath, pedestal wash hand basin, low level wc, spotlights double glazed window to rear, heated towel rail, part tiling to walls, tiled flooring.

External

Driveway to front. Low maintenance garden laid mainly to lawn, patio area, bushes and shrubs, garden shed.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating :Mains Gas
Broadband: Fibre To Premises
Mobile Signal Coverage Blackspot: No
Parking: 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

COUNCIL TAX BAND: D

EPC RATING: D

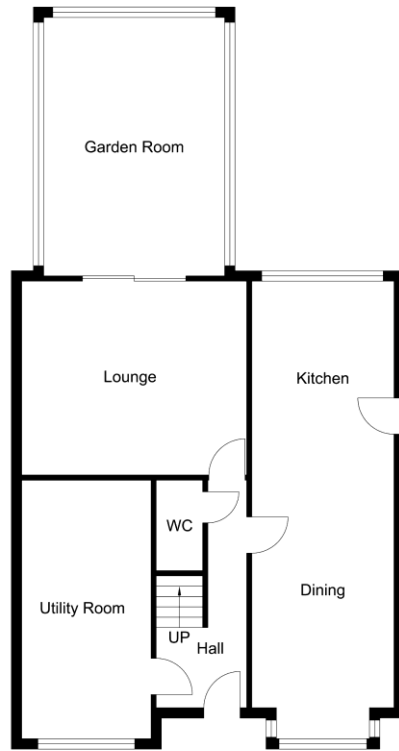
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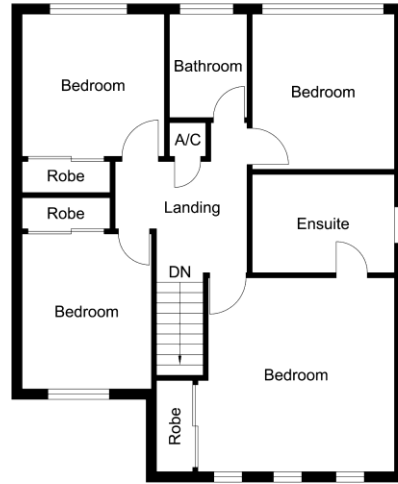
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Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	74 C
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



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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