



Navan Close | West Sleekburn | NE62 5XJ

**Offers In Excess Of £270,000**

Located in the popular residential estate in West Sleekburn this impressive detached home has been updated by its current owners and is definitely worth a viewing. It offers modern family living which will appeal to most families. The ground floor comprises of lounge, kitchen/diner, utility room and conservatory. The first floor has four bedrooms master with en-suite and a family bathroom. Externally the front offers driveway leading to garage while the rear has a spacious south facing garden with decking and patio area.

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**Detached House****South Facing Garden****Four Bedroom****Driveway & Garage****Downstairs Wc****EPC: C/ Council Tax:D****En-Suite To Master****Freehold****For any more information regarding the property please contact us today****Entrance**

Via composite door.

**Entrance Hallway**

Stairs to first floor landing, laminate flooring, single radiator.

Downstairs Wc 2.58ft x 5.15ft (0.78m x 1.56m)

Low level wc, wash hand basin (set in vanity unit), laminate flooring, extractor fan, wall mounted radiator, spotlights.

Lounge 14.78ft x 11.79ft (4.50m x 3.59m)

Double glazed patio doors to the rear, double and single radiator, fire surround with electric fire, television point, telephone point, coving to ceiling, double doors to:

Conservatory 12.03ft x 11.53ft (3.66m x 3.51m)

Dwarf wall, tiled flooring.

Kitchen 29.39ft x 8.78ft (8.95m x 2.67m)

Double glazed window to front and rear, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in double oven, gas hob with extractor fan above, space for fridge, laminate flooring, spotlights, double glazed door to side.

Utility Room 7.77ft x 4.85ft (2.36m x 1.47m)

Fitted wall and base units, stainless steel sink unit, plumbed for washing machine, single radiator, laminate flooring.

**First Floor Landing**

Loft access, built in storage cupboard.

**Loft**

Partially boarded, pull down ladders, lighting and power.

Bedroom One 12.73ft x 11.78ft (3.94m x 3.59m)

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

En-Suite 8.61ft x 4.57ft (2.62m x 1.39m)

Double glazed window to side, low level wc, pedestal wash hand basin, extractor fan, shower cubicle (mains shower), tiled walls and flooring, heated towel rail, spotlights.

Bedroom Two 12.41ft x 8.62ft (3.78m x 2.62m)

Double glazed window to front, double radiator.

Bedroom Three 11.52ft x 9.33ft (3.51m x 2.84m)

Double glazed window to rear, double radiator.

Bedroom Four 10.00ft x 7.41ft (3.04m x 2.25m)

Double glazed window to rear, fitted drawers.

Bathroom 6.80ft x 6.12ft (2.07m x 1.86m)

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

**External**

Front Garden laid mainly to lawn, block paved driveway leading to garage. Rear garden laid mainly to lawn, patio and decking area, screen fencing, water tap.

**Garage**

Attached single garage with up and over door, power and lighting, half converted into utility room.

**T: 01670 531114**

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#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

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: C**

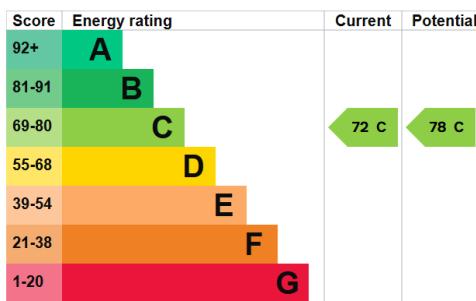
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