



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

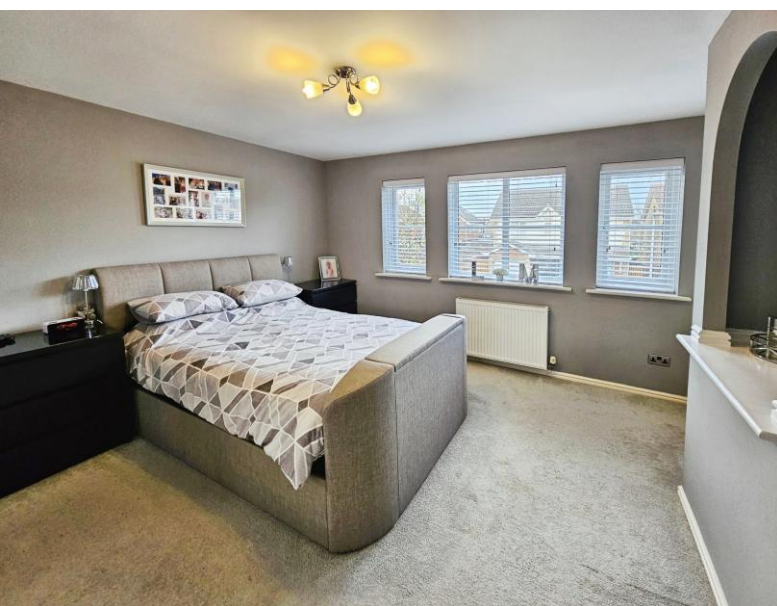
Attached single garage with up and over door, power and lighting, half converted into utility room.

**T: 01670 531114**

**Bedlington@rmsestateagents.co.uk**

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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

BD008714SB/SJ24.11.2025v.1



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
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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