



Dataller Drive | Hazlerigg | NE13 7FY

## Offers Over £325,000

Viewing comes recommended on this superb 4 bedroom 'Elderwood' style detached house constructed by Miller Homes located within this sought after residential development. The property occupies a pleasant cul-de-sac position with generous garden to the rear. It features quality LVT flooring to the ground floor together with good size dining kitchen with integrated appliances, separate utility and WC. To the first floor are 4 good size bedrooms with the master benefitting from a walk in wardrobe and en suite shower. There is also a family bathroom. Externally to the rear is a generous garden with patio area with ample off street parking to the front leading to an integral Garage. The property is well positioned for access to the A1 motorway and Newcastle International airport.

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**'Elderwood' style detached house**

**4 bedrooms**

**Pleasant cul-de-sac position**

**Generous garden**

**Ample off street parking**

**Access to the A1 motorway and Newcastle International airport**

**For any more information regarding the property please contact us today**

**ENTRANCE DOOR LEADS TO:  
ENTRANCE HALL**

Double glazed entrance door, staircase to first floor, radiator.

**W.C.**

Low level WC, pedestal wash hand basin, LVT flooring, radiator.

**SITTING ROOM 15'2 x 10'8 (4.62 x 3.25m)**

Double glazed window to front, understairs cupboard, LVT flooring, radiator.

**DINING KITCHEN 13'7 x 10'8 (4.14 x 3.25m)**

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in double oven, built in induction hob, extractor hood, double glazed French doors, LVT flooring, tiled splash back, integrated dishwasher, radiator, double glazed window to rear.

**UTILITY 6'6 x 6'4 (1.98 x 1.93m)**

LVT flooring, space for washing machine, radiator.

**FIRST FLOOR LANDING**

Access to roof space, radiator.

**BEDROOM ONE 11'11 (to media wall) x 8'4 (plus doorway) (3.63 x 2.54m)**

Double glazed window to front, walk in wardrobe, media wall, radiator.

**EN SUITE SHOWER ROOM**

Walk-in shower cubicle, wash hand basin, low level WC, part tiled walls, extractor fan, radiator.

**BEDROOM TWO 12'3 x 10'0 (3.73 x 3.05m)**

Double glazed window to front, built in cupboard, radiator.

**BEDROOM THREE 10'1 x 7'11 (3.07 x 2.41m)**

Double glazed window, radiator.

**BEDROOM FOUR 11'8 (max) x 6'5 (3.56 x 1.96m)**

Double glazed window to rear, radiator.

**BATHROOM/W.C.**

Three piece suite comprising: panelled bath with shower over, wash hand basin, low level WC, part tiled walls, radiator, extractor fan, double glazed frosted window to rear.

**FRONT GARDEN**

Laid mainly to lawn, driveway.

**REAR GARDEN**

Laid mainly to lawn, patio.

**GARAGE**

Combination boiler, light and power points.

**T: 0191 284 7999**

**Gosforth@rmsestateagents.co.uk**

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**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Fibre  
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.  
Maintenance Charge: TBC - Review Period: TBC  
Increase Amount: TBC

**COUNCIL TAX BAND: D**

**EPC RATING: B**

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	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 relation to this property.

**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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