



Drumburgh Grove | Throckley | NE15 9BY

£340,000

Presenting an immaculate detached house situated at Drumburgh Grove in Throckley, this exceptional family residence is offered for sale in a highly sought-after location. The property is positioned conveniently for access to public transport links, reputable nearby schools, and a range of local amenities, making it an ideal choice for families seeking comfort and connectivity.

Internally, the accommodation comprises an entrance hall, lounge with media wall and feature fire, cloakroom/W.C and a modern fitted kitchen and diner with BI folding doors leading to the rear garden. The first floor features four well-proportioned bedrooms: the main bedroom benefits from an en-suite, two further double bedrooms offer ample space for family or guests, while the fourth bedroom would serve perfectly as a home office. The property is offered with no onward chain.

A modern family bathroom complements the bedroom accommodation. The entire property is maintained to an impeccable standard throughout, reflecting the pride of ownership.

With its spacious interior, superb kitchen, and versatile rooms, this detached house promises a lifestyle of quality and convenience. Early viewing is recommended to fully appreciate all that this wonderful family home has to offer. For further details or to arrange a viewing, please contact our office at your earliest convenience.

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Hallway

Central heating radiator and stairs to first floor.

Lounge 15' 11" x 11' 9" (4.85m x 3.58m)

Double glazed window to the front, media wall with television point, feature fire and central heating radiator

Cloakroom/W.C

Fully tiled, fitted with a low level W.C with concealed cistern, wall mounted hand wash basin, and central heating radiator.

Open Plan Kitchen/Dining Room

Kitchen area 10' 8" x 9' 10" (3.25m x 2.99m)

Open plan, fitted with wall and base units with work surfaces over, splash back tiles, 1 ½ stainless steel sink with mixer tap and drainer, integrated appliances including five ring gas hob with extractor hood over, eye level oven and grill, fridge freezer, dishwasher, recess spotlighting, tiled flooring and a double glazed window to the rear.

Dining Reception Area 14' 11" Max x 9' 11" plus door recess (4.54m x 3.02m)

Central heating radiator and double glazed BI folding doors leading to the rear.

Utility Room 8' 2" x 6' 11" (2.49m x 2.11m)

Fitted with base units, with work surfaces over, plumbing for washing machine and a double glazed window.

Landing

Loft access, cupboard housing central heating boiler and a double glazed window.



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Bedroom One 11' 9" plus recess x 11' 8" plus recess (3.58m x 3.55m)
Double glazed window to the front and a central heating radiator.

Ensuite
Fitted with a low level W.C, wash hand basin, double shower cubicle, chrome heated towel rail, recess spotlights and a double glazed window.

Bedroom Two 13' 7" x 9' 2" (4.14m x 2.79m)
Double glazed window to the rear and a central heating radiator.

Bedroom Three 12' 2" Max x 9' 3" plus recess (3.71m x 2.82m)
Double glazed window and a central heating radiator.

Bedroom Four 10' 1" x 8' 1" (3.07m x 2.46m)
Double glazed window to the rear and a central heating radiator.

Bathroom/W.C
Fitted with a low level W.C, wash hand basin, panel bath with shower mixer tap, shower cubicle, chrome heated towel rail, recess spotlights, and a double glazed window.

Garage 11' 3" x 8' 3" (3.43m x 2.51m)
Door Width 7' 4" (2.23m)
Up and over door, power, and lighting.

Externally

There is a double driveway to the front with EV charger, leading to the garage/store room. The rear is enclosed with paved, decked and lawn areas, outdoor power, hot and cold water taps and garden shed used for additional storage.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: Fiber to Premises
Mobile Signal Coverage Blackspot: No
Parking: Driveway, Communal parking and garage

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

(Managed) Freehold Approx. £150 per annum (approx.)- 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

The property is subject to NHBC Warranty (National House Building) which has 3.5 years remaining from 2025.

COUNCIL TAX BAND: E
EPC RATING: B

WD8435. BW. AF.08/11/2025.V.3



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 93 A |
| 81-91 | B | 84 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



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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