



Park Road

SWARLAND, NE65 9JD

RMS | Rook
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Sayer

INCORPORATING
Fine LIVING



2 BEDROOMS
2 BATHROOMS
2 RECEPTION ROOMS

AVAILABLE FOR SALE AT
£550,000

- 1 1/3 Acre plot.
- Detached double-fronted house.
- Two bedrooms (one with ensuite).
- Main upstairs family bathroom and a downstairs W.C.
- Living room, dining room, dining kitchen, and a sun room.
- Timber garage, shed and a cabin.
- Multi-vehicle parking.

Superb detached double-fronted home

Occupying a superb position within the prestigious Park Drive area of Swarland, this detached double-fronted home sits proudly within an extensive plot of approximately 1½ acres, offering privacy, space and exciting future potential. The generous grounds include a paddock to the far end of the plot, presenting potential for further development (subject to the necessary planning consents), making this a particularly appealing opportunity for those seeking long-term flexibility or investment prospects.



Relaxing living room

The property itself offers well-balanced accommodation. To the ground floor are two separate reception rooms, ideal for both formal entertaining and relaxed family living. Further benefits include a multi-fuelled stove in the living room, with oil-fired central heating via a combi boiler with radiators throughout.



Spacious dining kitchen

The property also features a spacious dining kitchen and a bright sun room overlooking the gardens. A convenient downstairs W.C. completes the ground floor layout.





Comfortable bedrooms

To the first floor, there is a family bathroom and two comfortable double bedrooms, of which the principal bedroom includes a walk-in wardrobe, and an en-suite shower room.



Substantial plot & driveway

Externally, the substantial plot provides ample space for multi-vehicle parking and includes a timber garage and shed, together with a timber cabin benefitting from an electric supply.

Property Description

Entrance Porch

UPVC double-glazed entrance door and windows | Wall lights | Laminate floor | Part-glazed door to hall

Hall

Staircase to first floor | Glazed doors to living room and sitting room

Living Room

18' 2" x 11' 7" (5.53m x 3.53m)

Dual aspect with UPVC double-glazed windows | Radiator | Wood veneer floor | Multi fuel stove set on a stone flagged hearth and a wood surround

Sitting Room

11' 9" x 10' 10" (3.58m x 3.30m)

Double-glazed window | Radiator | Wood veneer floor | Part-glazed doors to hall and dining kitchen

Dining Kitchen

11' 9" maximum x 15' 3" (3.58m maximum x 4.64m)

Fitted wall and base units incorporating; 1.5 drainer sink, integrated dishwasher, space for washing machine and tumble dryer, electric rangemaster cooker with extractor hood, cupboard housing oil central heating Combi boiler

Dual aspect with double-glazed windows | Tiled floor | Tiled walls | Ceiling downlights | Radiators | Access to downstairs W.C and storage cupboard | Part-glazed door to sunroom

W.C.

Close coupled W.C. with wet wall splashback | Wash-hand basin with tiled splashback | Chrome ladder style radiator | Tiled floor | Under stairs storage cupboard

Sunroom

7' 0" x 7' 3" (2.13m x 2.21m)

Double-glazed windows and door | Laminate floor | Part-glazed door to kitchen

First Floor Landing

UPVC double-glazed window overlooking rear garden | Doors to bedrooms and bathroom

Bedroom One

11' 9" x 12' 1" plus recess (3.58m x 3.68m plus recess)

Dual aspect with double-glazed windows | Radiator | Doors to; ensuite and walk-in wardrobe (hanging rails and double-glazed window overlooking rear garden)

En-Suite

Tiled corner shower cubicle with mains shower | Close coupled W.C with concealed system | Cabinet with wash-hand basin | Chrome ladder style radiator | Fully tiled walls and floor | Double-glazed window overlooking rear garden

Bedroom Two

11' 7" x 12' 0" plus recess (3.53m x 3.65m plus recess)

Dual aspect with double-glazed windows | Radiator | Shelved linen cupboard | Loft access hatch

Bathroom

Freestanding slipper bath with claw feet and mixer tap with handheld attachment | Close coupled W.C. with concealed cistern | Fitted cabinets and drawer unit with mono bowl sink | Fully tiled walls and floor | Chrome ladder style radiator | Double-glazed windows overlooking rear garden

Externally

Plot size is approximately 1 $\frac{1}{2}$ of an acre | Front lawn garden with hedged boundaries and central path | Gate access to the side leading to a gravel drive that continues around to the rear of the property

Extensive rear garden with fenced boundaries incorporating a paddock, timber sheds and timber outbuilding

Gravelled drive for multi vehicle parking | Paved patio with pergola

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: OIL COMBI BOILER & WOOD BURNER

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

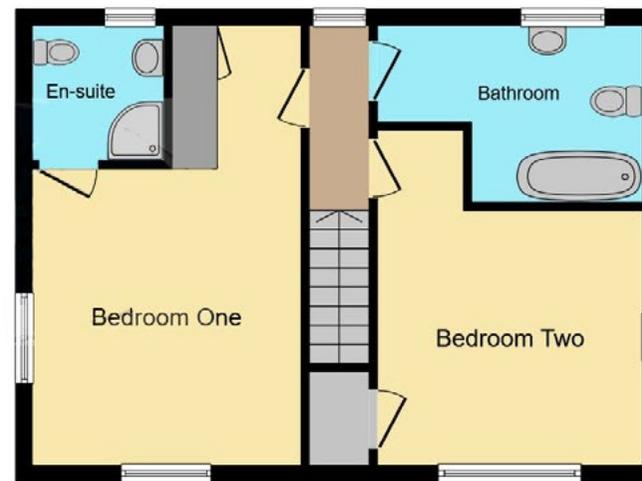
EPC Rating: E

AL009456/DM/TB/06.03.26/V1

Floor Plans



GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



For more information please contact our branch today via:
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