



Orchard Rise | West Denton Park | NE15 8XR

**£310,000**



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**Detached family home**

**Lounge and Dining room**

**Four well-proportioned bedrooms**

**Conservatory**

**Ensuite to main bedroom**

**Kitchen and Utility room**

**Cloakroom/W.C**

**Front and rear gardens, garage**

**RMS** | Rook  
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This detached family home offers spacious and versatile accommodation, ideally suited to modern family living. Internally, the property comprises an entrance hall, cloakroom/W.C., lounge, kitchen/diner, separate utility room, dining room, and a conservatory providing additional living space overlooking the garden.

To the first floor, there are four well-proportioned bedrooms. The main bedroom benefits from an en-suite shower room, while the remaining three bedrooms are served by a family bathroom. Externally, the property enjoys gardens to both the front and rear. The front garden is laid mainly to lawn with a driveway to the side providing off-street parking and access to the single garage. Side access leads to the rear garden, which is also laid to lawn and features a decked seating area, ideal for outdoor entertaining.

#### Entrance Hall

Central heating radiator and stairs leading to the first floor.

#### Cloakroom/W.C

Low-level W.C., vanity wash hand basin with tiled splashback, central heating radiator, and a double-glazed window to the front.

#### Lounge 17' 11" Plus bay x 10' 11" (5.46m x 3.32m)

Double glazed bay window to the front, central heating radiator, ceiling coving, television point, and feature fireplace with inset fire and hearth.

#### Kitchen/Diner 16' 5" Max x 11' 7" Max (5.00m x 3.53m)

Fitted with a range of wall and base units with work surfaces over, splash back tiling, 1½ bowl sink with mixer tap and drainer, integrated hob with oven below and extractor hood over, plumbing for a dishwasher, tiled flooring, double-glazed rear window, central heating radiator, and double-glazed French doors leading to the rear garden.

#### Utility Room 7' 5" x 5' 1" (2.26m x 1.55m)

Fitted base units with work surfaces over, splashback tiling, stainless steel sink with taps and drainer, plumbing for an automatic washing machine, central heating boiler, and a door to the side.

#### Dining Room 11' 11" x 9' 4" (3.63m x 2.84m)

Ceiling coving, central heating radiator, and double-glazed French doors leading to:-

#### Conservatory 10' 7" x 10' 3" (3.22m x 3.12m)

Double glazed windows and French doors leading to the rear garden.

#### Landing

Double glazed window and loft access.

#### Bedroom One 11' 10" Max including wardrobes x 10' 11" Max including wardrobes (3.60m x 3.32m)

Double-glazed window to the front, central heating radiator, fitted wardrobes and units, and access to en-suite.

#### Ensuite

Fitted with a low-level W.C., vanity wash hand basin, shower cubicle, and a double-glazed window.

#### Bedroom Two 11' 0" Max x 9' 6" Plus recess (3.35m x 2.89m)

Double glazed rear window and central heating radiator.

#### Bedroom Three 8' 0" x 7' 4" (2.44m x 2.23m)

Double glazed window to the rear and a central heating radiator.

#### Bedroom Four 8' 9" x 6' 7" (2.66m x 2.01m)

Double glazed window to the front and a central heating radiator.

#### Bathroom/W.C

Fitted with a three-piece bathroom suite comprising a low-level W.C. with concealed cistern, vanity wash hand basin, and panelled bath with shower over and screen, along with a chrome heated towel rail.

#### Externally

##### Front Garden

Lawned area with a paved driveway leading to a single garage and side access.

##### Rear Garden

Enclosed garden with mature trees, lawn, and a decked seating area.

#### Garage 17' 9" Max 8' 3" (5.41m x 2.51m)

Door width 7' 2" (2.18m) Approx

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway 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.

#### ACCESSIBILITY

This property has accessibility adaptations:

- Level access to the front

#### TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 99 years from 1<sup>st</sup> November 2000

Ground Rent: £50 per annum

#### COUNCIL TAX BAND: D

EPC RATING: TBC

"DoubleClick Insert Picture"  
EPC RATING

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