



Park Road

SWARLAND, NE65 9JD

RMS | Rook
Matthews
Sayer

INCORPORATING
Fine LIVING



2 BEDROOMS
2 BATHROOMS
2 RECEPTION ROOMS

AVAILABLE FOR SALE AT
£530,000

- 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 1 1/3 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.



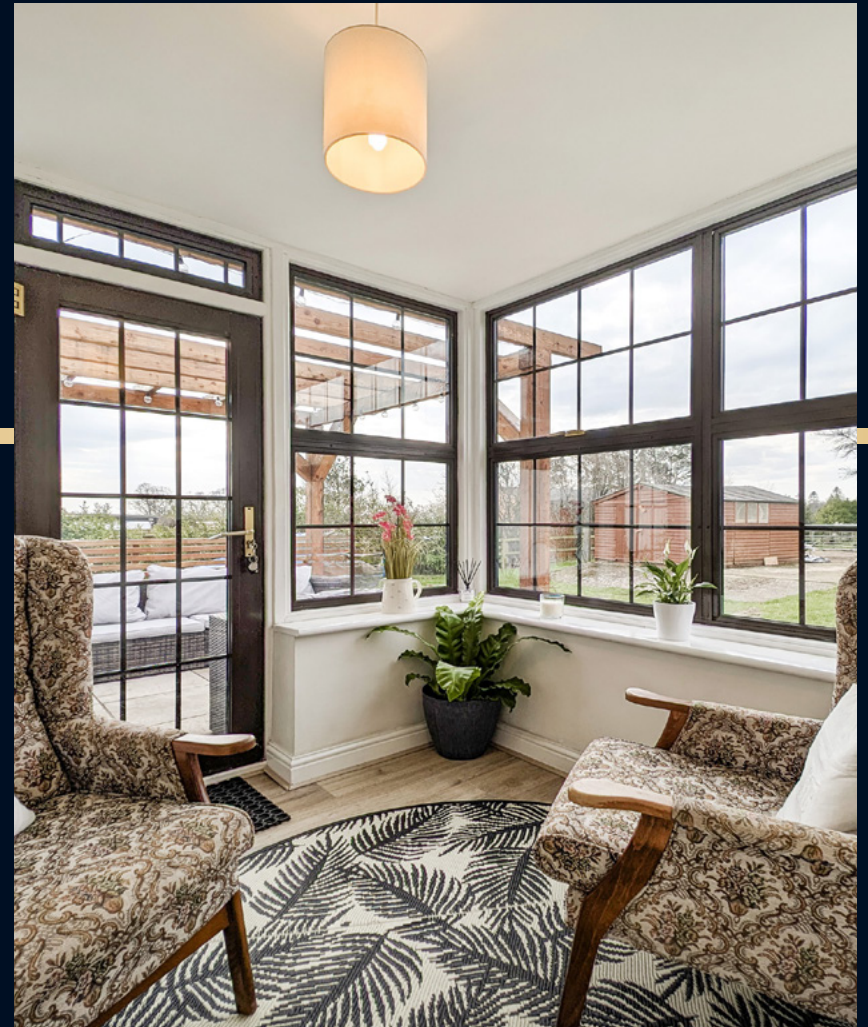
Relaxing living room

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 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 1½ 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

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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.

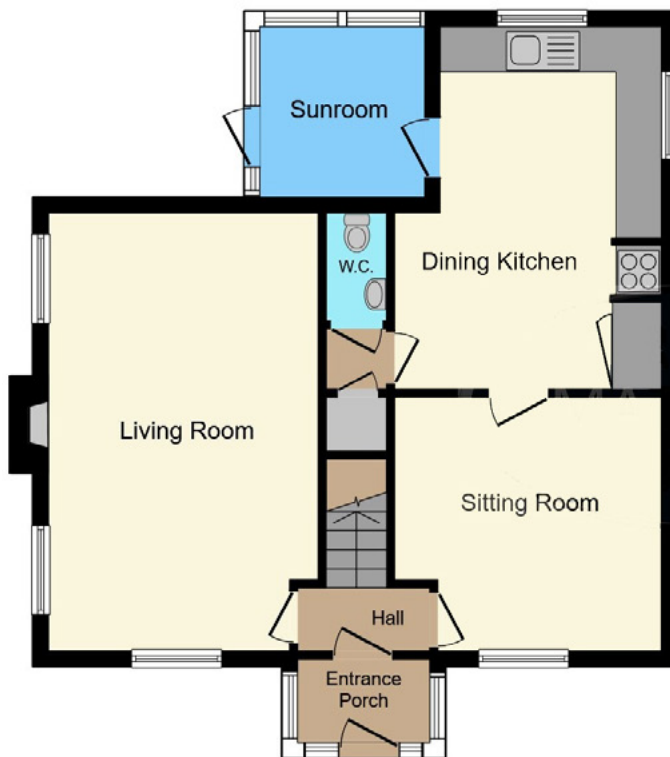
Tenure: Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

Council Tax Band: D

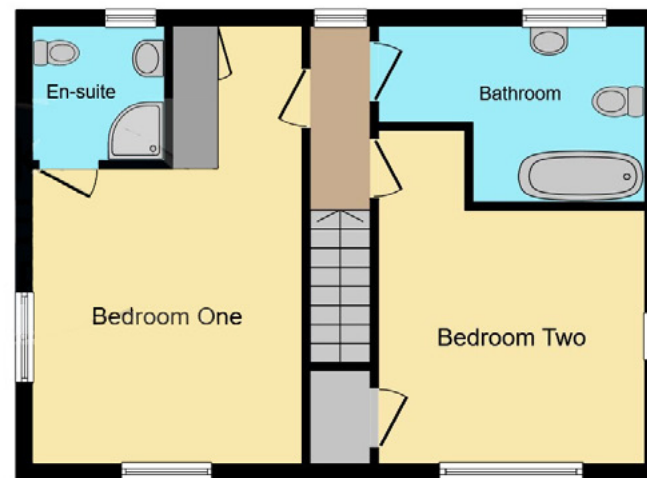
EPC Rating: E

AL009456/DM/TB/24.07.26/V2

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:

T: 01665 510044 alnwick@rmsestateagents.co.uk

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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.