



Eddrington Grove | Chapel House | NE5 1JG

£340,000

This spacious detached family home, offered to the market with no onward chain, is ideally positioned on the highly desirable Chapel House Estate and provides well-balanced, versatile accommodation throughout, making it an ideal purchase for a growing family.

The accommodation briefly comprises an entrance hall with useful understairs storage, a generous lounge featuring a focal point fireplace, and a separate dining room overlooking the rear garden, perfect for both everyday family living and entertaining. The fitted kitchen offers a range of wall and base units and leads through to a utility room with access to the garden and garage. A useful store room and a ground floor shower room/W.C. further add to the practicality of the home. The ground floor benefits from a ducted air heating system, providing efficient warmth throughout the main living areas.

To the first floor, the landing leads to four well-proportioned bedrooms, all benefiting from built-in storage, together with a family bathroom/W.C. fitted with a three-piece suite. The first floor is served by central heating radiators throughout.

Externally, the property occupies a generous plot with wrap-around lawned gardens to the front and side. A double-width paved driveway provides ample off-street parking and leads to the attached garage. To the rear, there is a sizeable enclosed garden, mainly laid to lawn, with a paved patio area ideal for outdoor dining and relaxation. Offering spacious accommodation, excellent storage, a generous plot and a sought-after location, this attractive detached home presents a fantastic opportunity for family buyers. The added benefit of no onward chain makes it an even more appealing prospect for those seeking a straightforward move.

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Detached Family Home

Ground Floor Shower Room/W.C

Four Bedrooms

Bathroom/W.C

Two Reception Rooms

Front, Side & Rear Garden

Kitchen & Utility Room

Single Garage

For any more information regarding the property please contact us today



Entrance Hall

Staircase leading to the first floor, useful understairs storage cupboard and ducted air heating system.

Lounge 14' 11" Max x 13' 3" Max (4.54m x 4.04m)

Double glazed window to the front elevation, ducted air heating, decorative coving to the ceiling and a feature fireplace with inset, hearth and surround.

Dining Room 13' 2" Max x 11' 0" Max (4.01m x 3.35m)

Double glazed window overlooking the rear aspect, coving to the ceiling and central heating radiator.

Kitchen 12' 10" Max x 11' 10" Max (3.91m x 3.60m)

Fitted with a range of wall and base units complemented by work surfaces, one and a half bowl sink with mixer tap and drainer, partially tiled walls, cooker point, coving to the ceiling, double glazed rear window and door leading to:-

Utility Room 7' 0" Max x 5' 1" Plus Storage Cupboard (2.13m x 1.55m)

Providing plumbing for an automatic washing machine, storage cupboard and doors giving access to the garage and rear garden.

Store Room 8' 5" Max x 6' 2" Max (2.56m x 1.88m)

Versatile storage space with central heating radiator.

Shower Room/W.C.

Comprising a low-level W.C., pedestal wash hand basin and shower cubicle. Finished with tiled flooring, a chrome heated towel rail and a double glazed window.

Landing

Storage cupboard.

Bedroom One 13' 6" Plus Recess x 12' 10" Plus Storage Cupboard (4.11m x 3.91m)

Double glazed window to the front elevation, central heating radiator and built-in storage cupboard.

Bedroom Two 12' 11" Plus Recess x 9' 7" Plus Recess (3.93m x 2.92m)

Double glazed front-facing window and central heating radiator.

Bedroom Three 13' 4" Max x 7' 11" Plus Storage Cupboard (4.06m x 2.41m)

Double glazed window to the rear elevation, central heating radiator and storage cupboard.

Bedroom Four 7' 11" Plus Storage Cupboard x 7' 0" Max (2.41m x 2.13m)

Double glazed rear-facing window, central heating radiator and storage cupboard.

Bathroom/W.C.

Fully tiled and fitted with a three-piece suite comprising a low-level W.C., pedestal wash hand basin and panelled bath with shower over and glazed screen. Additional features include a heated towel rail and a double glazed window.

Externally

Front & Side Garden

Generous wrap-around lawned garden with a side access gate leading to the rear. A double-width paved driveway to the front provides off-street parking and leads to the single garage.

Rear Garden

Spacious enclosed rear garden, mainly laid to lawn, with a paved patio seating area ideal for outdoor entertaining.

Garage 20' 0" Max x 7' 8" Max (6.09m x 2.34m)

Single garage fitted with an up-and-over door, power supply and lighting.

Agent's Note: Please be advised that an AML fee will be payable upon acceptance of an offer. This fee covers the cost of conducting the necessary identity verification and anti-money laundering checks.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas (Combi boiler & ducted air heating)

Broadband: Fibreto premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/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

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: 1st December 1960

Ground Rent: £50 per annum, paid in two instalments of £25 every six months.

COUNCIL TAX BAND: D

EPC RATING: C

WD8775/BW/EM/21.08.2026/V.2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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