



Spencers View | Blaydon | NE21 4FT

£375,000



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FIVE BEDROOMS

IMMACULATE DETACHED

THREE STOREY

OPEN PLAN KITCHEN DINER

FAMILY LAYOUT

DRIVEWAY & GARAGE

ENCLOSED GARDEN

NO ONWARD CHAIN

RMS | Rook
Matthews
Sayer

AN IMMACULATE, LARGER STYLE FIVE-BEDROOM DETACHED HOUSE OFFERED FOR SALE WITH DRIVEWAY AND DETACHED GARAGE, LOCATED IN A MODERN RESIDENTIAL DEVELOPMENT IN BLAYDON-ON-TYNE.

SET OVER THREE STOREYS, THE PROPERTY OFFERS A PARTICULARLY SPACIOUS LAYOUT. FLOWING FROM THE FRONT TO THE REAR IS A LARGE OPEN-PLAN KITCHEN/LIVING/DINING SPACE, FITTED WITH CONTEMPORARY UNITS AND INTEGRATED APPLIANCES, TILED FLOORING AND RECESSED LIGHTING. FULL-WIDTH DOORS OPEN DIRECTLY ONTO THE GARDEN, CREATING AN EXCELLENT EVERYDAY FAMILY AREA WITH CLEAR ZONES FOR COOKING, DINING AND RELAXING. A SEPARATE UTILITY ROOM PROVIDES FURTHER STORAGE AND APPLIANCE SPACE, HELPING TO KEEP THE MAIN KITCHEN UNCLUTTERED.

THERE IS ALSO A SEPARATE LOUNGE TO THE FRONT, FINISHED IN NEUTRAL DÉCOR WITH FEATURE WALL AND PICTURE WINDOW TO THE FRONT ELEVATION. THIS PROVIDES A QUIETER RECEPTION SPACE AWAY FROM THE MAIN FAMILY AREA. THE GROUND FLOOR FLOWS FROM THE ENTRANCE HALL, WHICH HAS PRACTICAL TILED FLOORING AND USEFUL UNDERSTAIRS STORAGE.

THE PROPERTY PROVIDES FIVE WELL-PROPORTIONED BEDROOMS, ARRANGED ACROSS THE UPPER FLOORS. THE BEDROOMS ARE PRESENTED IN EXCELLENT DECORATIVE ORDER WITH A MIX OF CARPETED FLOORING AND MODERN FEATURE WALL FINISHES. THE MASTER BEDROOM BENEFIT FROM DORMER AND SKYLIGHT-STYLE WINDOWS WHICH BRINGS IN GOOD NATURAL LIGHT AND CREATE PLEASANT ROOFLINE VIEWS. THERE ARE THREE BATHROOMS IN TOTAL, INCLUDING TWO CONTEMPORARY SHOWER ROOMS WITH GLAZED ENCLOSURES AND A FAMILY BATHROOM WITH WHITE SUITE, FITTED STORAGE AND PART-TILED WALLS.

OUTSIDE, THE HOUSE ENJOYS A GOOD-SIZED, ENCLOSED REAR GARDEN LAID MAINLY TO LAWN, WITH PATIO SEATING AREA AND SPACE FOR CHILDREN'S PLAY EQUIPMENT. THE GARDEN IS BORDERED BY FENCING AND PLANTING, OFFERING A DEGREE OF PRIVACY AND A STRAIGHTFORWARD, LOW-MAINTENANCE LAYOUT. TO THE FRONT, A GENEROUS DRIVEWAY PROVIDES PARKING FOR SEVERAL CARS AND LEADS TO A DETACHED GARAGE, OFFERING ADDITIONAL PARKING OR STORAGE.

BLAYDON-ON-TYNE IS A WELL-SERVED TOWN ON THE BANKS OF THE RIVER TYNE, WITH A RANGE OF SUPERMARKETS, HIGH-STREET SHOPS AND LOCAL SERVICES CENTRED AROUND BLAYDON SHOPPING CENTRE AND THE SURROUNDING HIGH STREET. THERE ARE SEVERAL CAFÉS, TAKEAWAYS AND PUBS IN THE TOWN, TOGETHER WITH LEISURE FACILITIES INCLUDING BLAYDON LEISURE & PRIMARY CARE CENTRE AND RIVERSIDE WALKING AND CYCLING ROUTES.

THE PROPERTY IS WELL PLACED FOR FAMILIES, WITH A CHOICE OF LOCAL PRIMARY AND SECONDARY SCHOOLS WITHIN BLAYDON AND NEIGHBOURING WINLATON AND RYTON. NEARBY OPEN SPACES SUCH AS SHIBDON POND NATURE RESERVE AND THE DERWENT WALK COUNTRY PARK OFFER ACCESSIBLE GREEN SPACE FOR WALKING, RUNNING AND CYCLING.

TRANSPORT LINKS ARE CONVENIENT. BLAYDON RAILWAY STATION IS A SHORT DRIVE AWAY, PROVIDING SERVICES TOWARDS NEWCASTLE AND HEXHAM; JOURNEYS TO NEWCASTLE CENTRAL STATION TYPICALLY TAKE AROUND 10-15 MINUTES, GIVING STRAIGHTFORWARD ACCESS TO THE CITY'S EMPLOYMENT, SHOPPING AND CULTURAL AMENITIES. ROAD CONNECTIONS ARE STRONG, WITH THE A1 AND A695 WITHIN EASY REACH FOR TRAVEL ACROSS TYNESIDE AND FURTHER AFIELD.

OVERALL, THIS IMMACULATE FIVE-BEDROOM DETACHED HOUSE COMBINES GENEROUS AND FLEXIBLE FAMILY ACCOMMODATION, AMPLE PARKING, AND AN ENCLOSED REAR GARDEN, IN A POPULAR BLAYDON-ON-TYNE LOCATION WITH GOOD ACCESS TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS.

The accommodation:

External composite door, stairs to first floor and radiator.

Lounge: 15'10" 4.83m x 11'2" 3.40m
Double glazed UPVC window to the front and radiator.

Kitchen/Diner/Living: 24'7" 7.49m x 11'2" 3.40m max x 11'10" 3.61m x 5'11" 1.80m
Double glazed UPVC window to the front and rear, fitted with a range of matching wall and base units with work surfaces above incorporating double sink unit with drainer, integrated gas hob, electric oven, extractor hood, integrated fridge and freezer, integrated dishwasher, storage cupboard and two radiators.

Two double glazed UPVC windows to the front, two double glazed UPVC windows to the side, double glazed French door to the rear, door to;

Utility Room: 9'0" 2.74m x 5'0" 1.52m
Double glazed UPVC window to the rear, double glazed UPVC door to the side, storage cupboard, plumbed for washing machine and door to;

WC:
Double glazed UPVC window to the side, low level push button wc, corner vanity hand basin, extractor fan and radiator.

First Floor Landing:
Stairs to second floor and radiator.

Bedroom Three: 15'0" 4.57m x 7'9" 2.36m
Double glazed window to the front.

Bedroom Four: 11'3" 3.43m x 8'5" 2.57m plus robes
Double glazed window to the rear, fitted wardrobes and radiator.

Bedroom Five: 9'3" 2.82m x 7'8" 2.33m
Double glazed UPVC window to the rear and radiator.

Bathroom:
Double glazed UPVC window to the rear, paneled bath with shower over, vanity wash hand basin with storage and built in wc, extractor fan and heated towel rail.

Bedroom Two: 13'0" 3.96m x 11'5" 3.48m
Double glazed UPVC window to the front, fitted wardrobes and radiator.

En Suite:
Double glazed UPVC window to the front, shower cubicle, vanity sink unit with built in wc and storage, extractor fan and heated towel rail.

Second Floor Landing:

Bedroom One: 24'3" 7.39m max x 15'6" 4.72m max
Double glazed UPVC dormer to the front, two skylights to the rear, fitted wardrobes, boiler cupboard and two radiators.

En Suite:
Double glazed UPVC dormer window to the front, shower cubicle, vanity wash hand basin with built in wc and storage, extractor fan and heated towel rail.

Externally:
To the rear of the property there is a garden with patio area. To the front there is a driveway providing off street parking leading to a garage.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE TO CABINET
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: E
EPC RATING: TBC

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EPC WILL GO HERE



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