



## Sherwood Close

### Murton Village

Boasting a wonderful village location and gorgeous, open views across Murton and the fields. Murton Village has a lovely, semi-rural feel to it. Make the most of the village with fabulous walks, a local pub and restaurant, local stables, a bus route and just a short drive from local schools, amenities and more. This family semi boasts a cul-de-sac position and has been substantially extended to the ground floor. With a spacious entrance porch, open plan family lounge and dining room with feature turned staircase to the first floor. The lounge area has an attractive feature fireplace and enjoys views over the garden and fields, the breakfasting kitchen is fitted with a stylish range of units, integrated appliances and a breakfast bar. Separate dining room with French door out to the garden, home office/playroom, downstairs cloaks/wc., access to the garage. To the first floor there are three bedrooms, two with wonderful views, the front double bedroom benefits from fitted wardrobes. The family bathroom is contemporary and spacious, with a separate shower cubicle. Enclosed rear garden with views, front garden area, two car driveway and spacious garage

# £295,000

ROOK  
MATTHEWS  
SAYER

0191 246 3666  
84 Park View, Whitley Bay, NE26 2TH

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)

# Sherwood Close

## Murton Village

Double Glazed Entrance Door to:

**ENTRANCE PORCH:** 10'7 x 3'1, (3.22m x 0.94m), excellent size porch, with wood effect flooring, door to:

**LOUNGE/DINING ROOM:** (dual aspect), 25'0 x 19'8, (7.62m x 5.99m), maximum measurements apply. A stunning, open plan family lounge and dining area, with feature, turned staircase up to the first floor, attractive feature fireplace with gas, coal effect fire, wood flooring, large double glazed window overlooking the garden and with delightful views, double glazed window to the front, under-stair cupboard, radiators, door to:

**BREAKFASTING KITCHEN:** (front): 10'8 x 8'4, (3.25m x 2.54m), a spacious and stylish family breakfasting kitchen with breakfast bar. Incorporating a range of base, wall and drawer units, co-ordinating worktops, single drainer sink unit with mixer taps, integrated double, electric oven, gas hob, coker hood, tile effect flooring, panelling and spotlights to ceiling, double glazed window, splashbacks

**DINING ROOM:** (rear): 11'5 x 8'8, (3.48m x 2.64m), with double glazed French doors opening out to the rear garden, wood flooring, radiator, through to:

**STUDY/PLAYROOM:** (rear): 11'4 x 7'3, (3.45m x 2.21m), excellent sized room, currently utilised by the current family as a home office, but versatile to accommodate your family requirements, radiator, double glazed door to the garden area, double glazed window, laminate flooring, door to:

**INNER HALL:** Door to garage, tile effect flooring, door to:

**DOWNSTAIRS CLOAKS/W.C:** low level w.c. with push button cistern, hand washbasin with mixer taps, tile effect flooring



FIRST FLOOR LANDING AREA: double glazed window, door to:

BEDROOM ONE: (rear): 12'5 x 11'7, (3.78m x 3.73m), excluding depth of alcoves, boasting beautiful views, wood effect flooring, radiator, double glazed window

BEDROOM TWO: (front): 11'7 x 11'5, (3.73m x 3.48m), spacious double bedroom, excluding depth of fitted wardrobes, radiator

BEDROOM THREE: (rear): 8'8 x 7'10, (2.66m x 2.39), again with beautiful views, double glazed window, radiator

BATHROOM: (front): 8'1 x 7'7, (2.46m x 2.31m), Stunning, contemporary bathroom, comprising of, bath with hot and cold mixer taps, separate shower cubicle, chrome shower, high gloss, floating vanity sink unit with mixer taps, low level w.c. with push button cistern, panelled ceiling with spotlights, fully tiled walls and floor, double glazed window, two pillar radiator

EXTERNALLY: Enjoy this wonderful garden with beautiful views over Murton and the fields, enjoy watching the horses play and graze regularly, a real treat! The garden enjoys some decking, lawn and is fenced. The front driveway has parking for at least 2 cars, and also enjoys lawn, shrubs and flowers, outside tap, double doors into the garage, measuring: 21'7 x 8'0, (6.58m x 2.44m), plumbing for automatic washing machine, combination boiler

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains/Gas

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

#### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: C**

**EPC RATING: TBC**

WB2525.AI.DB.28.06.2024 V.1





**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**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.

**16 Branches across the North-East**

