



Bute Drive High Spen

Astonishing detached dormer dwelling offering remarkably spacious accommodation standing on an equally remarkable plot with a frontage in excess of 50 metres. The hidden garden is quite a feature which makes it all the more appealing. Due to the size of the garden this property may also appeal to a developer/builder as there is a possibility of development on this land subject to usual consents. The property layout comprises; welcoming reception hallway, guest cloakroom, main lounge with feature fireplace, large L Shaped open plan family room/kitchen divided into kitchen area incorporating breakfast bar, dining area and sitting area which has French doors leading to garden, inner hall, shower room wc and two double sized bedrooms to the ground floor. The first floor comprises landing, huge master bedroom with Jack and Jill bathroom wc. Externally as previously mentioned there is a secluded side garden, double width drive and parking for several vehicles. Realistically priced viewing is essential.

Offers Over: £320,000

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2 Bute Drive

High Spen, NE39 2DP

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The accommodation:

Entrance:

UPVC double glazed entrance door.

Hallway:

Stairs to first floor, laminate flooring, coving to ceiling and two radiators.

WC:

Frosted double glazed window, low level wc, pedestal wash hand basin, part tiled and radiator.

Lounge: 18'3" 5.56m x 13'10" 4.22m

Double glazed window to the front, gas fire, timber surround with cast iron inset and hearth, laminate flooring and two radiators.

Family Room: 32'7" 9.96m x 20'6" 6.25m reducing to 9'9" 2.97m (L Shaped)

Divided into Kitchen, Dining and Seating Area:

Five double glazed windows to the rear, double glazed door to the rear, double glazed twin French doors to the rear, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl stainless steel sink unit with mixer tap, tiled splash backs, space for cooker, extractor fan, wine rack, plumbed for washing machine, coving to part vaulted ceiling and three radiators.

Bedroom Two: 17'3" 5.26m x 9'10" 2.99m

Twin double glazed window to the front, coving to ceiling and radiator.

Bedroom Three: 11'6" 3.51m x 11'0" 3.35m at max point

Double glazed window to the rear, coving to ceiling and radiator.

Shower Room:

Frosted double glazed window to the rear, oversized shower cubicle, low level wc, wash hand basin set in vanity unit and cladding to walls.



First Floor Landing:

Double glazed window to the side, huge walk in eaves storage cupboard and exposed floorboards.

Bedroom One: 18'3" 5.56m x 13'11" 4.24m into double glazed dormer window

Double glazed window to the rear, coving to ceiling and radiator.

Jack and Jill Bathroom wc:

Panelled bath, low level wc, pedestal wash hand basin, part tiling to walls and exposed floorboards.

Externally:

To the front of the property there is a lawned garden with a driveway providing off street parking for several cars leading to an attached double garage.

The property also benefits from a secluded rear and side garden laid mainly to lawn with bushes and shrubs and a patio/seating area.

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: C

RY00006435/BJ/EW/27.04.2023/V.1.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 73 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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