



Somerville Road Greystoke

This larger style detached home benefits from no onward chain and a fabulous sunny aspect and countryside views. The front door opens to a sizeable hallway with under stairs storage and luxurious herringbone flooring that continues throughout the ground floor. There is a light and airy, dual aspect lounge with French doors to the rear garden, a study that could also be used as a dining room or play room, an opulent dining kitchen with beautiful quartz work surfaces and doors to the garden, a convenient utility room and completing the ground floor layout is the ground floor WC. Stairs lead to the first floor landing, an exceptional master bedroom with dressing room and en-suite shower room, family bathroom and a further three well-proportioned bedrooms. Externally there is ample parking on the block paved driveway which leads to an impressive detached double garage. The property benefits from a lovely plot with a pretty front garden and a substantial rear garden, laid to lawn with a sunny aspect and a superb patio to enjoy the tranquil location. Greystoke is a picturesque estate with a sought after semi-rural location with a new bus service, a range of amenities a short drive away in both Ponteland and Morpeth, highly regarded schools for all ages and further points of interest including Kirkley Hall College and Zoo, Kirkley Cafe and 'The Barn' gym close by.

Asking Price: £550,000

ROOK
MATTHEWS
SAYER

01661 860 228
Ash House, Bell Villas, Ponteland, NE20 9BE

www.rookmatthewssayer.co.uk
ponteland@rmsestateagents.co.uk

Somerville Road Greystoke

Hallway

The front door opens to a light and airy hallway with luxurious herringbone flooring that continues throughout the ground floor. There is a radiator, storage cupboard, spotlights and staircase to the first floor.

Office/Dining Room 10'8 into bay x 12'9 (3.25m x 3.88m)

This wonderful work space benefits from fitted study furniture, a window seat, spotlights, radiator and double-glazed bay window to the front double glazed window to the side.

Living Room 11'6 x 19'11 into bay (3.50m x 6.07m)

A fabulous dual aspect room with double glazed bay window to the front, double glazed French doors to the rear garden, spotlights and radiator.

Kitchen Breakfast/Dining Room 12'04 x 18'9 (3.75m x 5.71m)

An elegant fitted kitchen with quartz work surfaces, sink unit inset, integrated dishwasher and fridge freezer, double oven, gas hob and cooker hood. There is a sizeable breakfast bar, a dining area, radiators, spotlights and double-glazed windows and doors to the side and rear.

Utility Room 5'11 x 5'10 (1.80m x 1.77m)

A useful space with fitted units, quartz work surface, sink unit inset, central heating boiler, radiator, spotlights and extractor fan.

Ground Floor WC 3 x 6 (0.91m x 1.82m)

A modern room with WC, wash hand basin, part tiled walls, radiator, spotlight and extractor fan.

First Floor Landing

The landing has a storage cupboard, loft access, carpeted flooring, radiator and spotlights.

Bedroom 10'10 x 10'6 plus recess (3.30m x 3.20m)

This charming room has a double-glazed window to the front, carpeted flooring, radiator and beautiful countryside views.

Bathroom 7'11 max into recess x 5'6 (2.41m x 1.67m)

A stylish bathroom with bath tub and shower over, wash hand basin, WC, heated towel rail, tiled flooring, spotlights, extractor fan and double-glazed window to the front.



Bedroom 11'1 x 9'10 (3.37m x 2.99m)

This sizeable room has carpeted flooring, radiator and beautiful views through the double-glazed window to the front.

Bedroom 7'6 max into recess x 11'1 (2.28m x 3.37m)

A lovely room with double glazed window to the rear, carpeted flooring and radiator.

Bedroom 12'6 x 11'6 (3.81m x 3.50m)

This exceptional room has views of the garden through the double-glazed window to the rear, luxury wood effect flooring, radiator and a door to the dressing room.

Dressing Room 9'3 x 4'11 plus wardrobes (2.81m x 1.49m)

This impressive room has fitted wardrobes, spotlights, luxury wood effect flooring, a double-glazed window to the rear and radiator.

En-suite Shower Room 3'11 x 9'1 (1.19m x 2.76m)

A lavish room with shower enclosure, marble effect floor and wall tiles, wash hand basin, WC, spotlights, extractor fan, heated towel rail and double-glazed window to the side.

Garden

A magnificent garden laid to lawn with patio area, fenced boundaries, block paved driveway to the front and detached double garage.

Double Garage 20 x 19'7 (6.09m x 5.96m)

The garage has two up and over doors to the front, light, power and a door to the side.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Septic Tank

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: Yes

Parking: Garage with 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

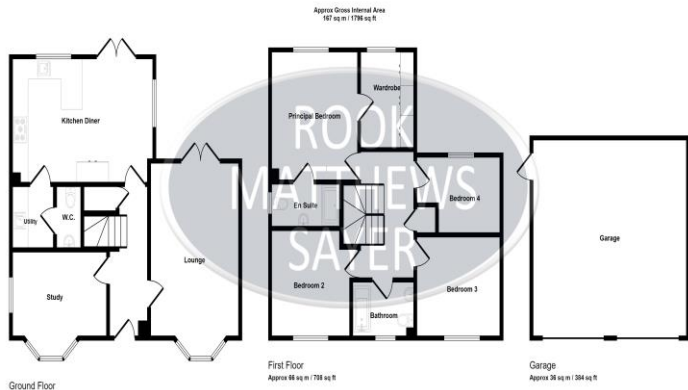
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: F

EPC RATING: C

P00007090.EC.SCJ.27072024.V.1





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Sizes of items such as bathroom suites are representative only and may not look like the real items. Made with Make Strappy 3D.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

