



Castlefields Drive Prudhoe

- Detached House
- Four Bedrooms
- Two Reception Rooms
- Garden Room & Study
- Double Garage, Driveway & Gardens

£ 350,000



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10 Castlefields Drive

Prudhoe, NE42 5FP

THIS CHARMING DETACHED PROPERTY, CURRENTLY LISTED FOR SALE, IS IN GOOD CONDITION AND IS IDEALLY SUITED FOR FAMILIES. THE HOUSE FEATURES A TOTAL OF FOUR BEDROOMS, ALL OF WHICH ARE SPACIOUS AND COMFORTABLE DOUBLE ROOMS. THE MASTER BEDROOM ALSO COMES WITH AN EN-SUITE FOR ADDED CONVENIENCE AND PRIVACY.

THE HEART OF THE HOME IS THE KITCHEN, WHICH BENEFITS FROM A UTILITY ROOM, PLENTY OF NATURAL LIGHT, A BREAKFAST BAR FOR CASUAL DINING, AND AN OPEN PLAN EXTENDING TO A GARDEN ROOM. THIS OPEN PLAN LAYOUT ALLOWS FOR A SEAMLESS FLOW FROM COOKING TO RELAXATION, OFFERING A TRULY VERSATILE SPACE.

THE PROPERTY ALSO BOASTS TWO RECEPTION ROOMS. THE FIRST IS A COSY SPACE WITH A FIREPLACE, PERFECT FOR A RELAXING EVENING IN. THE SECOND RECEPTION ROOM PROVIDES ACCESS TO THE GARDEN, CREATING A BEAUTIFUL INDOOR-OUTDOOR LIVING SPACE THAT IS PERFECT FOR ENTERTAINING AND SUMMER BARBEQUES.

ADDING TO ITS APPEAL, THIS PROPERTY OFFERS A SOUTH-FACING GARDEN, PERFECT FOR THOSE WHO ENJOY OUTDOOR ACTIVITIES OR GARDENING. OTHER NOTABLE FEATURES INCLUDE A DETACHED DOUBLE GARAGE, A DOUBLE DRIVEWAY, AND A HANDY DOWNSTAIRS WC.

IN TERMS OF LOCATION, THIS PROPERTY EXCELS. IT IS SITUATED IN A STRONG LOCAL COMMUNITY WITH EASY ACCESS TO PUBLIC TRANSPORT LINKS, SCHOOLS AND LOCAL AMENITIES. WHETHER YOU ARE A FAMILY LOOKING FOR YOUR FOREVER HOME OR A PROFESSIONAL COUPLE SEEKING A SPACIOUS DWELLING IN A CONVENIENT LOCATION, THIS PROPERTY TICKS ALL THE BOXES.

Entrance:

Wooden door to the front, storage cupboard and radiator.

WC:

Low level wc, wash hand basin and radiator.

Lounge: 18'4" x 5.59m x 11'7" x 3.53m

UPVC window, gas fire with surround, radiators and double doors to;

Dining Room: 10'7" x 3.22m x 9'2" x 2.79m

UPVC French doors to the garden and radiator.

Kitchen/Breakfast Room: 15'7" x 4.75m max x 11'0" x 3.35m max

UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, integrated gas hob, electric oven and grill, integrated dishwasher, under counter fridge, Breakfast bar and open to;

Garden Room: 9'6" x 2.90m x 7'2" x 2.18m

Two UPVC windows, UPVC French doors to the garden and radiator.

Study: 10'1" x 3.07m x 7'11" x 2.41m

UPVC window and radiator.

First Floor Landing:

Loft access and storage.

Bedroom One: 13'11" x 4.24m x 11'5" x 3.48m

UPVC window, storage and radiator.

En Suite:

UPVC window, shower, low level wc and vanity wash hand basin.

Bedroom Two: 11'10" x 3.61m x 10'2" x 3.10m

UPVC window and radiator.

Bedroom Three: 13'8" x 4.17m max x 8'5" x 2.57m

UPVC window and radiator.

Bedroom Four: 12'10" x 3.91m x 8'5" x 2.57m

UPVC window and radiator.

Bathroom wc:

UPVC window, bath, low level wc, wash hand basin, part tiled and radiator.

Externally:

To the front of the property there is a garden with a driveway providing off street parking and a detached double garage. To the rear there is a south facing garden.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: 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: E

EPC RATING: C

RY00006878.VS.EW.08.08.2024.V.2.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 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.

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