



Kelvin Grove Preston Grange

Beautifully located in the heart of Preston Village, within this sought after cul-de-sac, we absolutely love the elegance, charm and standard of accommodation with this gorgeous, extended, end-link family home. With so much on your doorstep, including popular local schools, fabulous pubs, bus routes, even a walk into Tynemouth Village and our wonderful coastline approximately ten - fifteen minutes down Beach Road. Transport links to the A1058 City Centre and the A19 North and South are also close by. This lovely home boasts a delightful South-Westerly aspect to the private and enclosed rear garden which has been thoughtfully designed to include decked patios, artificial lawn and large shed, there is also a double width front driveway and garage with electric roller door. Inside, you are welcomed by a spacious and light porch with storage, the lounge/dining and kitchen area is beautifully open, yet, flows still allowing the perception of separate areas if required. With a dual aspect allowing maximum light to flow through large, front and rear picture windows, you can also directly access the garden from here too, perfect for sunny afternoons and evenings! The contemporary and stylish breakfasting kitchen is elegantly appointed with a breakfast bar and integrated appliances, there is access to the garage and out to the recently extended, quality utility room and downstairs cloaks/wc. To the first floor there are three generous bedrooms, two doubles and a luxurious, re-fitted family bathroom with shower. The property benefits from a recently replaced roof and many other upgrades! No onward chain

£345,000

ROOK
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SAYER

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Kelvin Grove Preston Village

Composite Entrance Door to:

ENTRANCE PORCH: 6'6 x 4'1, (1.98m x 1.2m), large full height double glazed windows, high gloss wood effect flooring, large cloaks cupboard, door to:

LOUNGE/DINING ROOM: 21'4 x 17'9, (6.5m x 5.41m), maximum, 16'2 x 17'9, (4.93m x 5.41m), maximum, open plan measurements. A stunning, re-designed, open plan family lounge and dining room with feature, turned, open plan staircase, large double glazed picture window to the front and rear, with additional double-glazed French door out to the garden area, two radiators and radiator covers, spotlights to ceiling, attractive electric fire and media wall, high gloss wood effect flooring, the living and dining area offers space for office/working also, open through to:



DINING KITCHEN: (rear): 26'2 x 9'5, (7.98m x 2.87m), A fabulous, contemporary range of base, wall and drawer units with contrasting worktops, breakfast bar, integrated double oven/microwave combo, induction hob with integrated, extractor fan, wine cooler, fridge and freezer, dishwasher, high gloss wood flooring, tiled splashbacks, spotlights to ceiling, vertical radiator, single drainer sink unit with mixer taps, door to garage, door to:



UTILITY ROOM: 8'9 x 8'5, (2.57m x 2.67m), a superb extension with stylish base cupboard, roll edge worktop, single drainer sink unit with mixer taps, spotlights to ceiling, radiator, double glazed window, plumbed for automatic washing machine, tiled splashbacks, under floor heating, extractor, half glazed door out to rear garden, door to:



DOWNSTAIRS CLOAKS/WC.: vanity sink unit with mixer taps, low level w.c. with push button cistern, double glazed window, tiled floor, tiled splashbacks

FIRST FLOOR LANDING AREA: Large loft access with pull down ladders, we understand that the loft is fully floored for storage purposes, airing cupboard, door to:

Kelvin Grove

Preston Village

BEDROOM ONE: (front): 11'8 x 10'7, (3.56m x 3.22m), radiator, double glazed window, free standing wardrobes, (negotiable)

BEDROOM TWO: (rear): 11'8 x 9'7, (3.56m x 2.92m), radiator, double glazed window, large storage cupboard

BEDROOM THREE: (front): 10'5 x 5'7, (3.18m x 1.7m), radiator, double glazed window

FAMILY BATHROOM: 9'6 x 5'6, (2.9m x 1.68m), luxurious, re-fitted family bathroom, comprising of, "P" shaped bath, chrome shower with additional forest waterfall spray, floating vanity sink unit with mixer taps, low level w.c. with recessed flush, tiled floor, tiled splashbacks, panelled ceiling with spotlights, double glazed window, ladder radiator, under floor heating

EXTERNALLY: Gorgeous, enclosed rear garden with delightful South-Westerly aspect, two decked patios, artificial lawn, outside tap, large shed. To the front of the property is a double width driveway and attached garage, electric roller door, power and lighting

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Cable

Mobile Signal Coverage Blackspot: No

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.

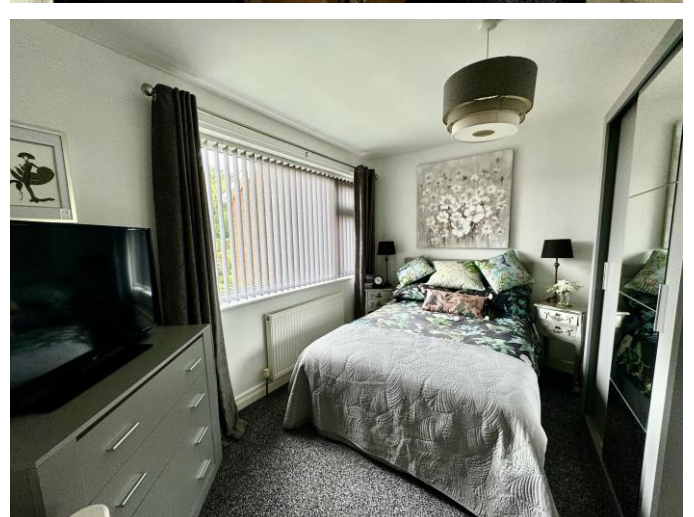
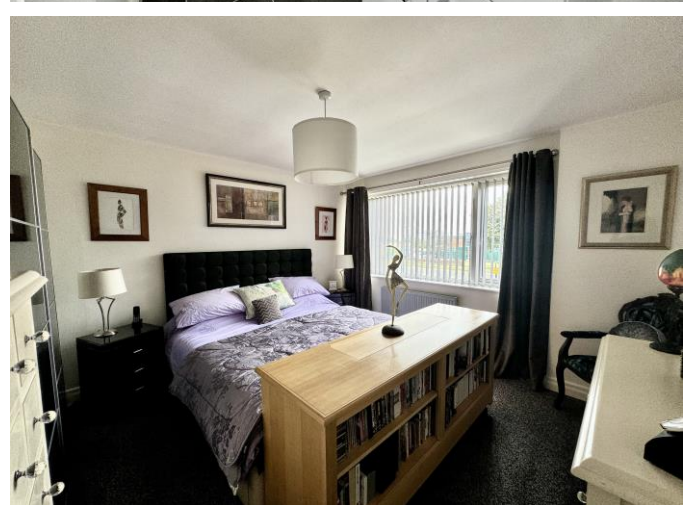
TENURE

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: D

WB2641.AI.DB.05.09.2024.V.2





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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

