



## Cloverfield West Allotment

An immaculate and beautifully presented semi-detached family home! Boasting a gorgeous garden room with French doors opening out to the garden! Impressive hallway with high gloss tiled flooring and central, turned staircase to the first floor, stunning, downstairs cloaks/w.c., contemporary family breakfasting kitchen with integrated appliances. Superb sized rear lounge/dining room flowing through to the garden room. There are three bedrooms to the first floor, the principle, bedroom with gorgeous en-suite shower room, fabulous family bathroom. The rear garden area boasts, patio, decking, lawn, side patio with access to the front garden area, gated access out to the rear driveway and garage. Cloverfield is a highly sought after modern development, close to the Metro, bus routes, schools, local shops and is so commutable for major transport links, the Cobalt Business Park and Silverlink.

# £245,000

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Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** high gloss tiled floor, central feature, turned staircase up to the first floor, radiator, door to:

**DOWNSTAIRS CLOAKS/WC.:** pedestal washbasin with mixer taps, low level w.c. with push button cistern, double glazed window, tiled floor, radiator, extractor

**BREAKFASTING KITCHEN:** (front): 9'11 x 9'8, (3.02m x 2.95m), a gorgeous, contemporary family breakfasting kitchen. Incorporating a range of base, wall and drawer units, roll edge worktops, one and a half bowl sink unit with mixer taps, integrated electric oven, gas hob, cooker hood, washer/dryer, dishwasher, double glazed window, radiator, central heating boiler, tiled floor, under-unit lighting

**LOUNGE/DINING ROOM:** (rear): 16'6 x 15'11, (5.03m x 4.85m), maximum measurements, a beautiful, rear lounge/dining room with delightful aspect and French doors opening into the garden room, radiator, double glazed window, large under-stair cupboard

**GARDEN ROOM:** (rear): 15'5 x 8'4, (4.70m x 2.54m), a stunning room with double glazed French doors opening out to the garden area, spotlights to ceiling, laminate flooring

**FIRST FLOOR LANDING AREA:** storage cupboard housing hot water tank and with shelving, double glazed window, loft access, door to:

**BEDROOM ONE:** (rear): 12'0 x 9'6, (3.66m x 2.90m), radiator, double glazed window, door to:

**EN-SUITE SHOWER ROOM:** stunning and stylish en-suite, comprising of, shower cubicle, chrome shower, pedestal washbasin, low level w.c. with push button cistern, tiled floor, tiled shower area and splashbacks, chrome ladder radiator, extractor

**BEDROOM TWO:** (front): 9'6 x 9'0, (2.90m x 2.74m), maximum, radiator, double glazed window



**BEDROOM THREE: (rear): 8'1 x 6'8, (2.46m x 2.03m), radiator, double glazed window**

**FAMILY BATHROOM: (front): 6'7 x 6'0, (2.0m x 1.83m), splendid, modern bathroom, comprising of, bath, pedestal washbasin with mixer taps, low level w.c. with push button cistern, tiled splashbacks, tiled floor, radiator, double glazed window**

**EXTERNALLY:** front garden area, the rear garden is spacious and boasts patio, decked patio, lawn, borders, side patio area with gated access to the front, outside tap, gated access from the rear garden to the driveway and garage area.

### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway/ Garage directly to rear

### **MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

### **TENURE**

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from 01 January 2008

Ground Rent: £165 per annum

**COUNCIL TAX BAND: C**

**EPC RATING: C**

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**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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