



Farm Well Place Prudhoe

- Detached House
- Four Bedrooms
- En Suite to Master Bedroom
- Front & Rear Gardens
- Double Driveway & Garage

OIEO£ 280,000



0191 413 1313
2 Grange Road, Ryton, NE40 3LT

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ryton@rmsestateagents.co.uk

3 Farm Well Place

Prudhoe, NE42 5FB

INTRODUCING AN IMMACULATE, DETACHED HOUSE SITUATED IN A HIGHLY SOUGHT-AFTER LOCATION. THIS HOME IS UP FOR SALE, OFFERING A WEALTH OF FEATURES THAT ARE IDEAL FOR FAMILIES. IT BENEFITS FROM EXCELLENT PUBLIC TRANSPORT LINKS AND IS IN CLOSE PROXIMITY TO LOCAL AMENITIES. THE PROPERTY BOASTS FOUR WELL-SIZED BEDROOMS; THE MASTER BEDROOM IS A DOUBLE, FEATURING AN EN-SUITE AND BUILT-IN WARDROBES. THE SECOND AND THIRD BEDROOMS ARE ALSO SPACIOUS DOUBLES, AND THE FOURTH BEDROOM IS A SIZEABLE SINGLE ROOM. THE HOUSE HAS A FAMILY BATHROOM WHICH FEATURES A SHOWER OVER THE BATH. THERE IS ALSO AN ADDITIONAL WC LOCATED DOWNSTAIRS FOR YOUR CONVENIENCE. THE RECEPTION ROOM IS A BRIGHT, WELCOMING SPACE WITH LARGE WINDOWS ALLOWING FOR A FLOOD OF NATURAL LIGHT, AND A CHARMING FIREPLACE THAT ADDS A COSY TOUCH. THE HEART OF THIS HOME IS UNDOUBTEDLY THE OPEN-PLAN KITCHEN. IT IS EQUIPPED WITH BUILT-IN PANTRIES, A UTILITY ROOM, AND AMPLE DINING SPACE. A BREAKFAST AREA IS ALSO INCLUDED, PERFECT FOR THOSE MORNING FAMILY GATHERINGS. THE FRENCH DOORS LEAD OUT TO A WEST-FACING REAR GARDEN WHICH HAS COMPOSITE DECKING, AN IDEAL SPOT FOR ENJOYING SUMMER EVENINGS. EXTERNALLY, THE PROPERTY HAS A DOUBLE DRIVEWAY AND A QUARTER GARAGE. THE WELL-MAINTAINED FRONT GARDEN ADDS TO THE PROPERTY'S CURB APPEAL. IN SUMMARY, THIS PROPERTY OFFERS A BLEND OF COMFORT AND CONVENIENCE, MAKING IT THE PERFECT FAMILY HOME. GET IN TOUCH TO ARRANGE A VIEWING AND TAKE THE FIRST STEP TOWARDS MAKING THIS HOUSE YOUR NEW HOME.

Entrance:
Wooden door to the front, two vertical radiators.

Storage Cupboard:
Radiator.

Pantry:
Radiator.

Kitchen: 18'3" 5.56m x 11'11" 3.63m max
UPVC French doors to the garden, 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 drainer, integrated gas hob, electric oven, integrated fridge freezer and plumbed for dishwasher.

Utility Room:
Door to the garden, fitted with a range of wall and base unit with work surfaces above incorporating stainless steel sink unit with drainer, plumbed for washing machine and radiator.

WC:
UPVC bay window, wash hand basin, low level wc and radiator.

Lounge: 15'7" 4.75m plus bay x 10'7" 3.22m
UPVC bay window to the front, gas fire with surround and radiator.

First Floor Landing:
Storage.

Bedroom One: 12'1" 3.68m x 11'6" 3.51m
UPVC window, double built in wardrobe and radiator.

En Suite:
UPVC window, shower, low level wc, wash hand basin, part tiled and heated towel rail.

Bedroom Two: 11'0" 3.35m x 9'5" 2.87m
UPVC window, storage and radiator.

Bedroom Three: 9'6" 2.90m x 7'6" 2.29m
UPVC window and radiator.

Bedroom Four: 9'5" 2.87m x max x 9'0" 2.74m max
UPVC window and radiator.

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

Externally:
To the rear of the property there is a large West facing lawn garden with composite decking. To the front there is a further garden with a driveway providing off street parking leading to a garage which is currently used for storage.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: ADSL
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: D
EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 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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