



## Sherwood Close

### Murton Village

Without doubt one of our favourite villages in the area! Murton Village boasts a semi-rural location, surrounded by wonderful walks, a local village public house/restaurant and bus service, enjoy the local equestrian centre and wildlife but know that you are just a short drive from local schools and amenities. The transport links from the village via the A1058 City Centre, to the Silverlink and the Cobalt Business Park are also excellent. Sherwood Close is a sought, after cul-de-sac within the village and the bungalow has been substantially improved by the current family. With fabulous open views to the front, you can enjoy evening sunsets due to the delightful aspect. The gardens are low maintenance and wrap around, ensuring wherever you are sitting if the sun is out, you will be in it! Stunning dining kitchen with open views, there is a stylish and contemporary range of kitchen units with integrated appliances, gorgeous lounge with attractive, electric feature fire and open views. Two double bedrooms both overlooking the rear garden, luxurious, re-fitted shower room with additional forest waterfall spray. The gardens wrap around with mature privacy hedging, patios, sitting areas and shrubs, gated access to the rear garden with artificial lawn, and patio. Extensive, block paved front driveway with ample parking for at least four vehicles, garage with access to the front and rear of the bungalow.

# £295,000

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Double Glazed Entrance Door to:

**DINING KITCHEN:** (dual aspect to front and side): 21'4 x 10'9, (6.50m x 3.28m), a stunning family dining kitchen with measurements into double glazed, large picture window with fabulous open views. The kitchen is fitted with a stylish and contemporary range of base, wall and drawer units, roll edge worktops, integrated, electric double oven, hob, cooker hood, integrated fridge/freezer, dishwasher, brick effect tiling, additional side double glazed window, combination boiler, contemporary radiator, vertical radiator, stylish flooring, door to:



**LOUNGE:** (front): 19'11 x 11'9, (6.07m x 3.58m), into alcoves, with large, double glazed window with open views, attractive, electric fire, contemporary radiator, laminate flooring, cornice to ceiling, door to:

**INNER HALLWAY:** loft access, wood effect flooring, door to:

**SHOWER ROOM:** 6'5 x 5'9, (1.96m x 1.75m), luxurious, re-fitted shower room, comprising of, walk-in shower cubicle, chrome shower with additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with recessed flush, panelling and spotlights to ceiling, fully tiled walls and floor, vertical ladder radiator, double glazed window, fitted mirror, wall unit



**BEDROOM ONE:** (rear): 12'3 x 11'0, (3.73m x 3.35m), radiator, double glazed window overlooking the rear garden area

**BEDROOM TWO:** (front): 9'3 x 8'9, (2.82m x 2.67m), spacious double bedroom, radiator, double glazed window, door to:

**GARAGE:** 17'7 x 7'5, (5.36m x 2.26m), double glazed doors to both the front driveway and rear garden, plumbing for automatic washing machine, electric and lighting

**EXTERNALLY:** beautiful, low maintenance, wrap around gardens, with a beautiful, sunny, open aspect. Privacy hedging, mature shrubs, patio areas, walled front and side gardens. The garden to the rear has a patio area, artificial lawn, outside tap, gated access through to the front driveway. Block paved, extensive front driveway with parking for at least four vehicles, door into garage



**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains/Gas  
Broadband: Fibre to premises  
Mobile Signal Coverage Blackspot: No  
Parking: Garage/Driveway

**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**

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**

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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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