



Willow Grove

East Sleekburn

- New Build-The Rothbury-Plot 5
- Detached House
- Four Bedroom
- Utility Room
- En Suite To Master
- Freehold
- EPC:A (predicted)
- Council Tax: New Build - TBC

£284,950

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ROOK
MATTHEWS
SAYER

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The Rothbury

The Rothbury is one of our four bedroom designs, ideal for your growing family!

The kitchen/ family room is spacious and has a feature centre island with views across the garden from the French doors. A utility room gives access to the side of the house and a downstairs cloakroom can be found to the front hallway. On the first floor, you'll find four bedrooms, the master having its own en-suite.

The family bathroom is also on the first floor and boasts a separate shower enclosure providing space to unwind.

A detached garage provides extra storage and parking facilities.

Room Sizes

Ground Floor

Lounge 18'11 x 11'11 (5.48m x 3.35m)

Kitchen/Diner/Family Room 20'9 x 16'2 (6.09m x 4.87m)

First Floor

Master Bedroom 13'7 x 9'8 (3.96m x 2.74m)

En Suite 6'11" x 6'1 (1.82m x 1.82m)

Bedroom 2 12'10 x 9'8 (3.65m x 2.74m)

Bedroom 3 10'9 x 8'9 (3.04m x 2.43m)

Bedroom 4 10'9 x 7'1 (3.04m x 2.13m)

Bathroom 7'11 x 6'3 (2.13m x 1.82m)

PRIMARY SERVICES SUPPLY

Electricity: solar panels

Water: mains

Sewerage: mains

Heating: mains gas

Broadband: fibre

Mobile Signal Coverage Blackspot: no

Parking: garage and driveway, ev charging point.

Management estate charge - £80.00 yearly approx.

WARRANTIES AND GUARANTEES

National House Building (NHBC) – 10 years

Roofing work – 2 years

Heating/ plumbing work – 2 years

Electric work – 2 years

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.

RESTRICTIONS AND RIGHTS

Restrictions on property? Yes – running a business from home

Parking Boats, Caravans or Mobile Homes on Site

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: yes

Outstanding building works at the property: yes

New development – building plots under construction

ACCESSIBILITY

Suitable for wheelchair users, level access and wide doorways.

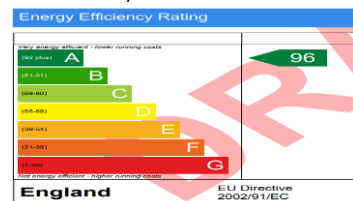
TENURE

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: New build property - TBC

EPC RATING: Predicted A

BD008397CM/SO26.2.25.v.2



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

