



## Somerville Road Greystoke

For sale is this immaculate, detached house, a type of property that is in high demand. With 3 bedrooms, 2 bathrooms, 2 reception rooms and a generous family kitchen, the house is quite spacious and perfect for families. This home is situated in a sought after location surrounded by public transport links, green spaces, and cycling routes. Additionally, it is just a few minutes' drive to Ponteland village with a range of shops, restaurants and outstanding schooling.

Offers Over **£480,000**

ROOK  
MATTHEWS  
SAYER

01661 860 228  
Ash House, Bell Villas, Ponteland, NE20 9BE

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ponteland@rmsestateagents.co.uk](mailto:ponteland@rmsestateagents.co.uk)

# Somerville Road Greystoke

## PROPERTY DESCRIPTION

This impressive house has a unique open-plan design. The kitchen is a delight to cook in, with a separate utility room, natural light, dining space, breakfast area, and a sitting area. It also features bi-folding doors which lead to an extended tiled patio, bringing in the outdoors. Integrated appliances are included for your convenience.

The house has two reception rooms; a snug living room with large windows, and a space that can be utilised as a home office, perfect for those who work from home.

The bedrooms are comfortable spaces, with the master bedroom boasting an en-suite bathroom and built-in wardrobes. Notably, it was originally two bedrooms that were knocked through to create a generous master suite, which could easily be separated again if needed. The two additional bedrooms are also double rooms, with one featuring built-in wardrobes.

The main family bathroom is stylishly fitted with a custom mirror and a shower over the bath.

The property benefits from a private west-facing garden, parking, a single garage, and a double driveway. Further, it has an energy performance certificate (EPC) rating of C and a council tax band F. It also includes a WC on the ground floor. This house offers a superb primary suite, which stands as a testament to its high-quality features.



Living Room / Snug: 3.45m x 3.62m (11'3" x 11'10")

Home Office: 2.95m x 1.9m (9'8" x 6'2")

Kitchen: 3.46m x 8.65m (11'4" x 28'5")

Utility: 1.73m x 1.83 (5'08" x 6'00")

W.C.

Bedroom One: 3.5m x 4.24m (11'5" x 13'10")

Dressing Area: 3.03m x 2.87m (9'11" x 9'4")

En-suite: 2.21m x 2.00m (7'03" x 6'07")

Bedroom Two: 2.91m x 3.22m (9'6" x 10'6")

Bedroom Three: 2.91m x 3.22m (9'6" x 10'6")

Bathroom: 1.70m x 2.52m (5'07" x 8'03")

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND 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: F**

**EPC RATING: C**

P00007352.SD.SD.27/3/25.V.1





**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**

