



## Gilbert Grove Kirkwhelpington

For sale is this immaculate, detached house, located in the picturesque village of Kirkwhelpington, surrounded by green spaces and walking routes. This property is ideal for families and offers an abundance of unique features. Residing at the end of a peaceful cul-de-sac, the property welcomes you with ample parking space and a beautiful south-facing garden.

Offers Over **£480,000**

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# Gilbert Grove

## Kirkwhelpington

### PROPERTY DESCRIPTION

The heart of the home is undoubtedly the upgraded kitchen presenting a large island with dining capabilities, a separate utility room, and a breakfast area. Natural light floods in from the bi-folding door that leads to the patio.

Further enhancing the living space are two reception rooms. The first, a formal living room, offers open views to the front through large windows adorned with plantation shutters. The second can be utilised as a snug or dining room.

On the first floor you'll find three spacious bedrooms, each generously sized. The master bedroom, which was formerly two bedrooms, comes with an en-suite shower room, fitted with a rain shower and a heated towel rail, and built-in wardrobes. The second bedroom also features an en-suite and built-in wardrobes, and the third bedroom is a comfortable double.

The home offers three bathrooms in total, including the en-suites. The family bathroom boasts a large bathtub, perfect for unwinding at the end of the day.

Additional features of this property include Solar Panels, a handy boot room and a home office, perfect for those working remotely. The house has an EPC rating of C and falls within council tax band D.

This property is a remarkable find in an idyllic location, offering a perfect blend of comfort and luxury.



Living Room: 17'03" (into bay) x 11'01" - 5.26m x 3.38m

Snug/Dining Room: 13'11" x 7'09" - 4.24m x 2.36m

Kitchen: 15'03" x 18'03" - 4.65m x 5.56m

Utility Room: 7'09" x 7'09" - 2.36m x 2.36m

Boot Room: 5'06" x 9'07" - 1.68m x 2.92m

Home Office: 6'11" x 9'08" - 2.11m x 2.95m

W.C.

Bedroom One: 25'02" x 10'08" - 7.67m x 3.25m

En-suite: 5'01" x 7'02" - 1.55m x 2.18m

Bedroom Two: 18'04" x 14'05" - 5.59m x 4.32m

En-suite: 6'11" x 7'06" - 2.11m x 2.29m

Bedroom Three: 14'05" x 7'11" - 4.39m x 2.41m

Bathroom: 7'00" x 7'03" - 2.13m x 2.21m

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: OIL

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DOUBLE 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.

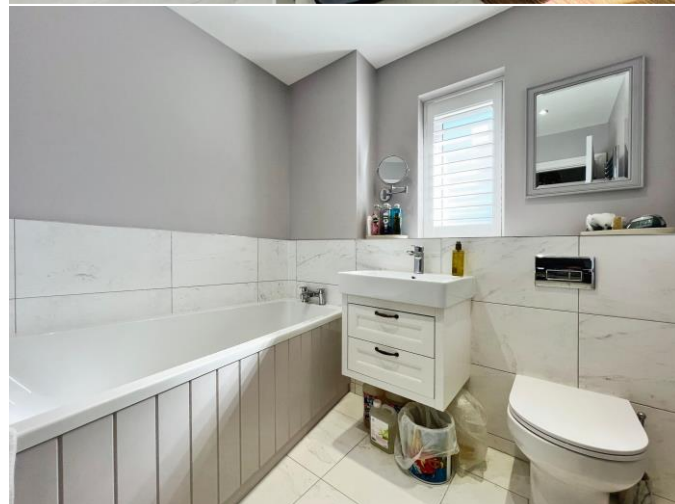
#### TENURE

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: E**

**EPC RATING: C**

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