



Derwent Water Drive Blaydon

- Detached House
- Three Bedrooms
- Two Reception Rooms
- Gardens
- Driveway

£ 240,000



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5 Derwent Water Drive

Blaydon, NE21 4FJ

SITUATED IN A DESIRABLE LOCATION, THIS IMMACULATE DETACHED PROPERTY BOASTS A RANGE OF IMPRESSIVE FEATURES MAKING IT IDEAL FOR FAMILIES SEEKING A COMFORTABLE AND STYLISH HOME. WITH TWO RECEPTION ROOMS, INCLUDING AN OPEN-PLAN LAYOUT AND A GARAGE CONVERSION, THERE IS AMPLE SPACE FOR BOTH RELAXATION AND ENTERTAINMENT.

THE PROPERTY OFFERS A MODERN KITCHEN WITH STYLISH UNITS, PERFECT FOR CULINARY ENTHUSIASTS. THE THREE BEDROOMS CATER TO DIFFERENT PREFERENCES, WITH ONE FEATURING AN EN-SUITE BATHROOM, ANOTHER OFFERING ABUNDANT NATURAL LIGHT, AND THE THIRD EQUIPPED WITH BUILT-IN WARDROBES. THE TWO BATHROOMS PROVIDE CONVENIENCE AND LUXURY, WITH A FREE-STANDING BATH IN ONE AND A SHOWER ROOM IN THE OTHER. ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS THE WEST-FACING GARDEN WITH DECKING, PROVIDING A TRANQUIL OUTDOOR SPACE FOR RELAXATION AND SOCIAL GATHERINGS. THE LOCATION ALSO OFFERS EASY ACCESS TO PUBLIC TRANSPORT LINKS, NEARBY SCHOOLS, GREEN SPACES, AND CYCLING ROUTES, ENHANCING THE OVERALL QUALITY OF LIFE FOR RESIDENTS.

DON'T MISS THE OPPORTUNITY TO MAKE THIS BEAUTIFULLY PRESENTED PROPERTY YOUR NEW HOME.

Entrance:

Door to the front, UPVC window and radiator.

Lounge: 13'5" 4.09m x 10'9" 3.28m

UPVC window, under stairs storage, radiator an open plan to;

Dining Room: 8'2" 2.48m x 8'1" 2.46m plus bay

UPVC bay window to the rear.

Kitchen: 8'9" 2.67m x 8'0" 2.44m

UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, integrated gas hob and electric oven.

Utility Room:

Door to the garden, plumbed for washing machine and radiator.

WC:

UPVC window, low level wc, vanity wash hand basin and radiator.

Snug: 16'6" 5.03m x 8'0" 2.44m

Garage conversion. UPVC window and radiator.

First Floor Landing:

Loft access and radiator.

Bedroom One:: 10'6" 3.20m plus dressing area x 8'10" 2.69m

UPVC window, radiator, dressing area with fitted wardrobes, UPVC window and storage.

En Suite:

UPVC window, shower, low level wc and vanity wash hand basin.

Bedroom Two: 10'9" 3.28m x 10'1" 3.07m

UPVC window and radiator

Bedroom Three: 9'10" 2.99m plus robes x 6'3" 1.91m plus radiator

UPVC window, fitted wardrobes and radiator.

Bathroom:

Free standing roll top bath, low level wc, vanity wash hand basin, part tiled and heated towel rail.

Externally:

To the rear of the property there is a West facing garden. To the front there is also a garden and a driveway providing off street parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: SATELLITE

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: C

EPC RATING: C

RY00006611.VS.EW.19.02.2024.V.2.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 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.

16 Branches across the North-East

