



Passionate people. Passionate places.

www.sandersonyoung.co.uk



Kendor

Hawkwell, Stamfordham



SANDERSON YOUNG
estate agents &
property consultants

Price Guide: £379,950



Kendor, Hawkwell, Stamfordham, Newcastle upon Tyne NE18 0QT

SITUATION AND DESCRIPTION

A well proportioned and presented four bedroom detached bungalow, occupying a lovely private garden site of approximately 0.24 acres in the small hamlet of Hawkwell. The stone built bungalow was built by the current owners in 1972, and has subsequently been extended creating a superb family home. The bungalow has excellent versatile accommodation, with four reception rooms, ideal for those looking to downsize or for a spacious family home in a quiet rural setting.

The accommodation briefly comprises: vestibule, hallway, cloakroom/wc, sitting room, dining room, kitchen/breakfast room, utility room, conservatory, snug/family room, master bedroom, en-suite bath/shower/wc, guest bedroom, en-suite shower/wc, two further bedrooms, family bathroom/wc, double attached garage, large driveway, attractive mature gardens.

The property comprises:

ENTRANCE VESTIBULE

3'9 x 6'9 (1.14m x 2.06m)

With a glazed door to the reception hallway.

RECEPTION HALLWAY

10'9 x 8'3 (3.28m x 2.51m)

A lovely reception hallway with two built-in cloaks cupboards and an airing cupboard. The hallway has a feature stained glass porthole window, a radiator and doors leading to the principal reception rooms, bedroom hallway, kitchen/breakfast room and cloakroom/wc.

CLOAKROOM/WC

6'8 x 3'3 (2.03m x 0.99m)

With a close coupled wc, corner wash hand basin in vanity unit, a radiator and inset spots to the ceiling.

SITTING ROOM

24'1 x 14'2 (7.34m x 4.32m)

A generous sitting room with double glazed uPVC windows and a door opening to the terrace and rear garden, two radiators and two doors returning to the reception hallway.

DINING ROOM

17'4 x 11' (5.28m x 3.35m)

An excellent formal dining room with a double glazed window to the side elevation and a radiator. Access from hallway and door leading to the kitchen.

KITCHEN/BREAKFAST ROOM

14'2 x 12'5 (4.32m x 3.78m) narrowing to 8'6 (2.59m) maximum

A contemporary kitchen/breakfast room fitted with a range of wall and base cabinets with black granite worktops and incorporating a 'Bosch' induction hob with extractor hood over, inset 'Franke' stainless steel sink, integrated larder fridge, integrated 'Bosch' dishwasher and two 'Bosch' ovens. The kitchen/breakfast room has a large, double glazed uPVC window to the side elevation, a radiator, inset spots and doors leading to the dining room and utility room.

UTILITY ROOM

11'2 x 9'4 (3.40m x 2.84m)

The utility room has a range of base units with a stainless steel sink and drainer, plumbing for a washing machine and space for a fridge/freezer. The utility room has a double glazed window to the side and a stable door opening to the garden, a radiator, access to the loft and a door to the garage.

BEDROOM HALLWAY

13'7 x 4'4 (4.14m x 1.32m) plus 15'4 x 3'3 (4.67m x 0.99m)

The bedroom hallway has a radiator, light tunnel and access to three of the bedrooms and family room.

FAMILY ROOM

10' x 15'3 (3.05m x 4.65m) maximum

A versatile third reception room, with a gas fire with decorative surround, double glazed window overlooking the terrace and garden, radiator and ceiling coving.

MASTER BEDROOM

14'1 x 12' (4.29m x 3.66m)

An excellent sized master bedroom, with a double glazed window overlooking the garden, a range of fitted wardrobes and drawers, a radiator and door to the en-suite bathroom.



Gosforth Office
95 High Street
Gosforth
Newcastle upon Tyne

t: 0191 2130033
f: 0191 2233538

Regional Lettings
95 High Street
Gosforth
Newcastle upon Tyne

t: 0191 2550808
f: 0191 2233538



Ponteland Office
Coates Institute
Main Street
Ponteland

t: 01661 823951
f: 01661 823111





MASTER EN-SUITE

7'8 x 8'5 (2.34m x 2.56m)

The master en-suite has a white Jacuzzi style bath with antique style shower attachment, wc and wash hand basin housed within a vanity unit, and a separate shower cubicle. The en-suite has a double glazed window to the side, heated towel rail, inset spots and a radiator.

BEDROOM TWO

10'1 x 10'8 (3.07m x 3.25m) minimum

A guest double bedroom, with a double glazed window to the front, a radiator, built-in wardrobe and a door to the en-suite shower.

EN-SUITE SHOWER

6'4 x 5'6 (1.93m x 1.68m)

With a close coupled wc, wash hand basin in vanity unit and electric shower. There is a double glazed window to the side and a radiator.

BEDROOM THREE

9'6 x 10'9 (2.90m x 3.28m)

A double bedroom with a double glazed window to the front, built-in wardrobes and a radiator.

SECOND HALLWAY

13'4 x 3'7 (4.06m x 1.09m)

A second bedroom hallway, forming part of the extension to the bungalow, with a light tunnel to the roof and door to the conservatory and bedroom four/study.

BEDROOM FOUR/STUDY

10'9 x 13'5 (3.28m x 4.09m)

A large, double bedroom, currently used as a study, with a double glazed window overlooking the garden and a radiator.

CONSERVATORY

13'4 x 11'7 (4.06m x 3.53m)

An attractive conservatory, overlooking the garden, with double glazed windows and a door opening to the garden and terrace.

BATHROOM

8'9 x 6'2 (2.67m x 1.88m)

With a white double ended bath with electric shower over, wc and wash hand basin in vanity unit, chrome ladder radiator, double glazed window to the side, neutral tiling and inset spots.

DOUBLE GARAGE

18'2 x 17'8 (5.54m x 5.38m)

An attached double garage, with an electric up and over door, two double glazed windows to the side, an oil boiler to the floor, power, lighting and a water tap.

EXTERNALLY

To the front of the property there is a five bar timber gate giving access to a block paved driveway, providing off street parking for several cars. This in turn leads to the double garage.

There is a lawned garden to the front with a stone wall to the boundary and a gate giving access to the side of the bungalow, to the paved courtyard/drying area and to the rear garden.

The attractive west facing rear garden is predominantly lawned with mature planting, trees and shrubs and with a garden shed and a fence and hedge to the boundary.

SERVICES

The property has mains electric, water and drainage.

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: E



Alnwick Office
31-33 Bondgate Within
Alnwick
Northumberland

t: 01665 600170
f: 01665 606984



Regional Office
The Old Bank
30 High Street
Gosforth
Newcastle upon Tyne

t: 0191 2233500
f: 0191 2233505



Mayfair Office
Cashel House
15 Thayer Street
London
W1U 3JT

t: 0870 112 7099
f: 020 7467 5339





SANDERSON YOUNG
estate agents &
property consultants



1. These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information.
2. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.
3. It should not be assumed that any contents/furnishings/furniture etc, photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and NOT precise. Purchasers must rely on their own enquiries.
5. It should NOT be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith.
6. The information in these particulars is given without responsibility on the part of the Agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.



All enquiries please contact:

Ponteland Office

Coates Institute | Main Street | Ponteland | NE20 9NH

t: 01661 823951

f: 01661 823111

S082 Printed by Ravensworth 01670 713330