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Riverside House, 4b Shields Road

Hartford Bridge



SANDERSON YOUNG
estate agents &
property consultants

Price Guide: £350,000



Riverside House, 4b Shields Road, Hartford Bridge, Northumberland NE22 6AL

SITUATION AND DESCRIPTION

An excellent, modern, four bedroom, detached house well positioned, in Hartford Bridge, overlooking the adjoining open fields and woodland. The property, constructed in 2009/10, has been beautifully finished internally with contemporary and stylish kitchen, bathroom, and en-suite. The property has gas central heating, with under floor heating to the ground floor, double glazing, halogen spotlights, and is situated on a lovely garden site with open aspect.

The accommodation briefly comprises: vestibule, hallway, cloakroom/wc, 30ft open plan living/dining room, kitchen/breakfast room and utility room. To the first floor there is a master bedroom with en-suite, three further double bedrooms and a family bathroom/wc. Externally there are lawned gardens, large tarmac driveway and a double attached garage.

The property comprises:

ENTRANCE VESTIBULE

6'8 x 4' (2.03m x 1.22m)

With a double glazed window to the front elevation and two built-in storage cupboards.

ENTRANCE HALLWAY

The hallway has an oak balustrade staircase leading to the first floor, with under stair storage cupboard and doors leading to the living room, kitchen/breakfast room and cloakroom/wc.

CLOAKROOM/WC

6'6 x 3'3 (1.98m x 0.99m)

With close coupled wc and wash hand basin.

LIVING ROOM/DINING ROOM

30'2 x 11' (9.19m x 3.35m) plus 11' x 11'6 (3.35m x 3.51m)

A fabulous, L-shaped open plan living/dining space running the entire length of the rear elevation. There is excellent light provided by the five double glazed windows to three elevations, overlooking the garden and the adjoining fields and woodland. The living room has tiled flooring with under floor heating, TV and telephone point, halogen spotlights and a large archway leading through to the adjoining kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

12'6 x 18' (3.81m x 5.49m)

The kitchen/breakfast room has been fitted to a high standard, with solid oak kitchen with granite worktops incorporating a sink and drainer. Neff appliances include two ovens, gas hob with extractor hood, dishwasher and low level fridge and freezer. There are two double glazed windows to the rear and side elevations, overlooking the garden and fields. The kitchen has halogen spotlights, tiled flooring with under floor heating and a door leading to the utility room and entrance hallway.

UTILITY ROOM

12'4 x 4'3 (3.76m x 1.30m)

The utility room has plumbing for a washing machine and a door to the rear garden. There is a cupboard housing the electrics and a door leading to the double garage.

FIRST FLOOR GALLERIED LANDING

With halogen spotlights and doors to the bedroom and bathroom accommodation.



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MASTER BEDROOM

12'5 x 22'7 (3.78m x 6.88m)

This lovely sized master bedroom has two double glazed windows to two elevations overlooking the garden and surrounding fields and woodland. There are two radiators, TV and telephone point and door leading to the en-suite.

EN-SUITE

7'5 x 5'1 (2.26m x 1.55m)

With large Velux window to the roof, radiator, shower cubicle, wash hand basin and wc. There is full tiling to the walls and floor.

BEDROOM TWO

18'6 x 7'9 (5.64m x 2.36m)

A double bedroom, with excellent natural light provided by the Velux windows to the roof and double glazed window to the rear. There is a radiator, TV and telephone point, loft access and some restricted head height.

BEDROOM THREE

11' x 11'2 (3.35m x 3.40m)

The double bedroom has two double glazed windows to the rear and side elevations overlooking the woodland, TV and telephone point and radiator.

BEDROOM FOUR

11' x 11' (3.35m x 3.35m)

The double bedroom has two double glazed windows to the front and side elevations, radiator and a TV point.

FAMILY BATHROOM/WC

13'1 x 7'5 (3.99m x 2.26m)

A good sized family bathroom, with a double glazed window to the front elevation and a

Velux window to the roof. There is a radiator, halogen spotlights and luxury bathroom suite comprising freestanding bath, double curved shower cubicle, wash basin and wc.

EXTERNALLY

To the front of the property there is a large private tarmac driveway with parking several cars.

There is a small lawned side garden with attractive brick fence boundary and to the rear, an enclosed lawned garden with brick retaining wall and views over the adjoining fields and woodland.

DOUBLE GARAGE

There is a double attached garage with roller doors and external security lighting.

No upward chain.

SERVICES

The property has mains electricity, gas and drainage.

FLOOD RISK

Please see website www.environment-agency.co.uk

COUNCIL TAX:

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING:

Grade: C



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