



South View
Rockwood Hill Road



South View, Rockwood Hill Road, Greenside NE40 4AT

Offers Over £499,000

Stylish, Detached Period Home with Impressive Re-Fitted Kitchen, Three Reception Rooms Including an Delightful and Extended Orangery, Four Bedrooms, Re-Fitted Bathroom, Ground Floor Shower Room, Manicured Gardens & Garden Studio/Summerhouse!

This generous and well presented, detached family home is situated on Rockwood Hill Road, Greenside. South View, which was purchased by the current owners in 2008, has undergone a full renovation and now offers one of the finest, period homes within the direct locality. Rockwood Hill Road, which is placed just off from Lead Road, is located close to local schooling and the shops and amenities of Greenside Village.

Boasting almost 2,300 Sq ft of internal living space, the accommodation comprises : Lobby with access to utility room | Impressive and stylish re-fitted kitchen with integrated appliances, double oven, Corian worktops, breakfast bar and walk-in pantry cupboard. The kitchen is open to the extended orangery | Central hallway with access to the orangery, ground floor shower/wet room with WC, stairs to the first floor and door to the rear garden | Extended orangery with tiled flooring, underfloor heating, large atrium and bi-folding doors which lead to the sun terrace | Lounge with dual aspect and feature fireplace | Dining room/reception room two, again with dual aspect, which is currently utilised as a home cinema room to the ground floor.

The stairs to the first floor lead to a landing and then onto four bedrooms | Bedroom one which is a large double with dual aspect | Bedroom two, another large double with dual aspect | Bedroom three, which is comfortable double and currently being utilised as a home study | Bedroom four accommodates a double bed | Stylish, re-fitted family bathroom with three piece suite including a free standing bath.

Externally, the property is accessed via a small, private walled courtyard with wrought iron entrance gate. It benefits from gardens to both rear and side. The rear is a generous, landscaped, mature garden that is laid mainly to lawn with planted borders and fenced boundaries. The side garden also enjoys a raised and decked sun terrace which is absolutely perfect for entertaining with glass balustrades and steps to garden. To the rear are raised vegetable beds plus greenhouse.

The current owners have recently installed a detached garden studio with light and power which is ideal for those who wish to work from home or as a summerhouse.

Double glazed throughout, with gas 'Combi' central heating and solar panels, this delightful period family home simply demands an early inspection to fully appreciate the quality of accommodation on offer.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band C | Energy Performance Certificate: Rating B



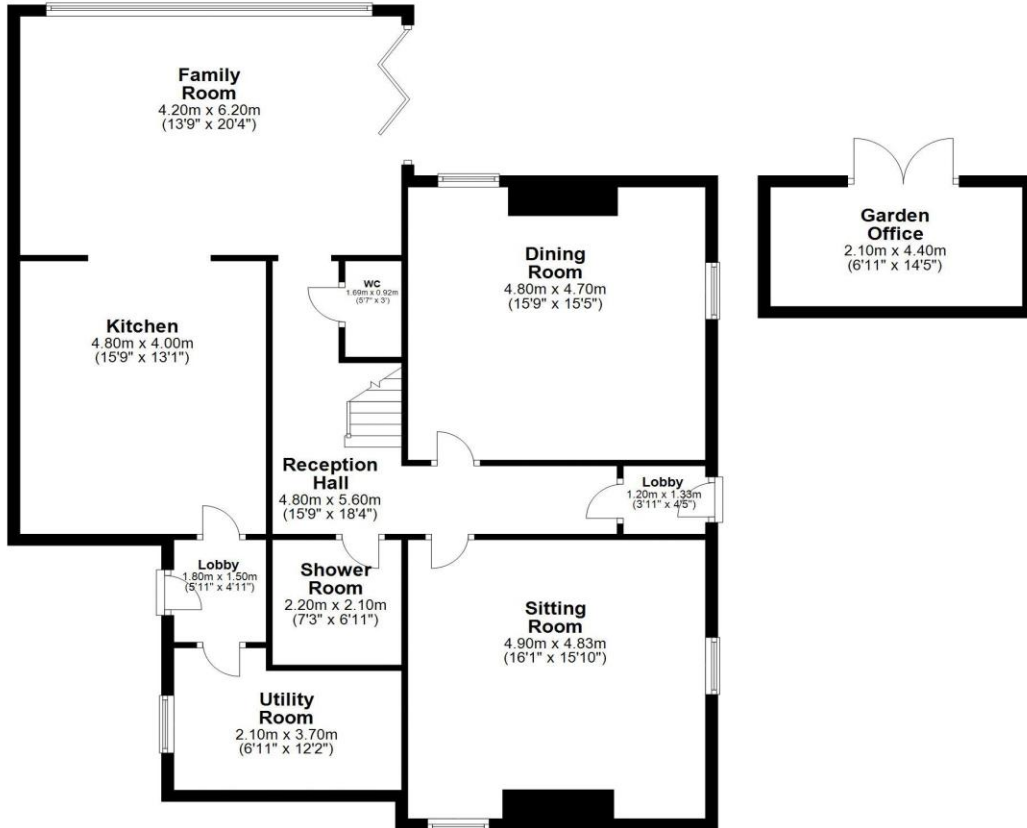






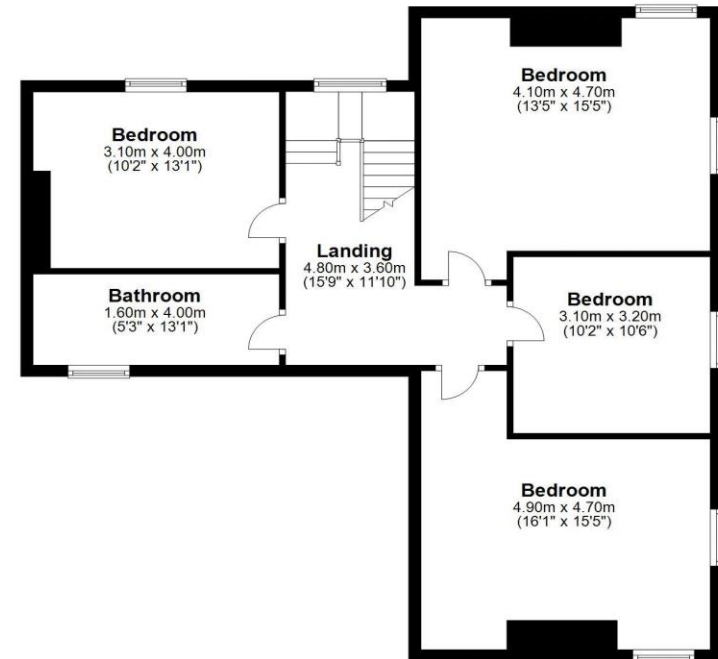
Ground Floor

Approx. 136.4 sq. metres (1468.1 sq. feet)



First Floor

Approx. 82.4 sq. metres (886.8 sq. feet)



Total area: approx. 218.8 sq. metres (2354.9 sq. feet)

SOUTH VIEW, RYTON



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