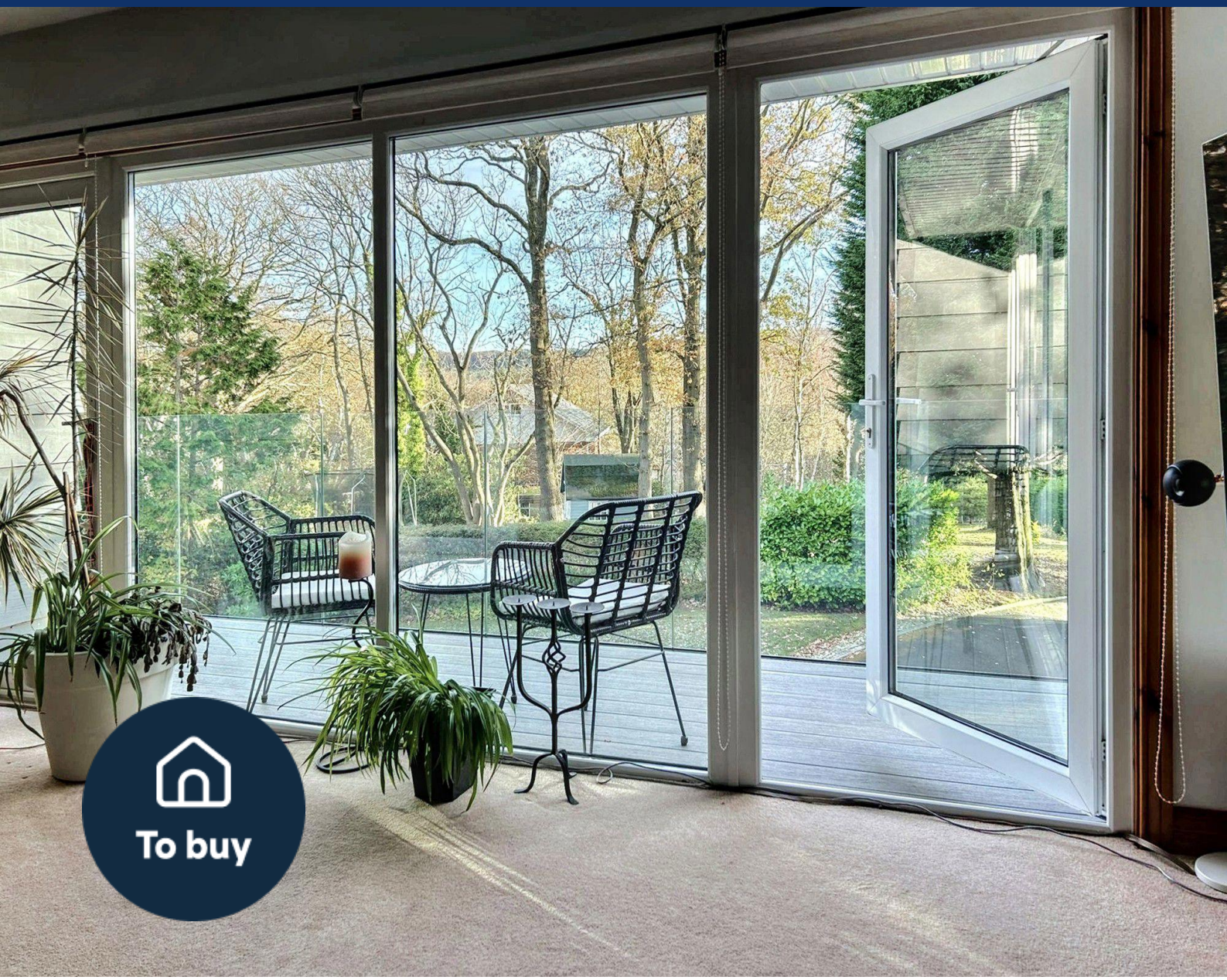


5 bed detached house to buy in

High Horse Close Wood, Rowlands Gill ,
Rowlands Gill, Tyne and Wear, NE39 1BQ

£760,000 Offers over

x 5 x 3 x 3

Tenure	Size
Freehold	**2885 sq ft / 268 sq m**

Double Garage parking

Property features

- Five-bedrooms detached house
- eco-friendly
- located in the charming village of Rowlands gill
- Spacious driveway that leads to a double garage
- EPC Rating C

Key Information

- Council Tax: Band G
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water

Arrange a viewing

Lyndsay Greenwell
Senior Manager
Whickham

0191 477 5116
whickham@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

We are thrilled to present this magnificent Five-bedroom detached house located in the charming village of Rowlands gill, conveniently situated near local amenities. This property is not only beautifully designed but also benefits from excellent transport links, making it perfect for easy commuting.

One of the standout features of this home is its eco-friendly design, including a gas boiler, state-of-the-art air source heat pump system and solar PV (electric), solar thermal (water) that enhance its energy efficiency. The property offers ample parking with a long, spacious driveway that leads to a double garage. Surrounding the house are delightful gardens on four sides, providing serene areas for relaxation and stunning views of the picturesque countryside.

Upon entering the home, you are greeted by a generous hallway that leads to a conveniently located shower room and a bedroom, ideal for accommodating guests and giving them the privacy they desire. The entrance also features a double staircase that guides you to the first floor. The hallway leads into a spacious, bright and airy lounge, bathed in natural light. This spacious lounge offers fantastic views of the front garden and a charming balcony perfect for enjoying the evening sunshine.

Just a few steps down from the lounge, you'll find an inviting dining area, elegantly designed for hosting special occasions and gatherings. The well-appointed kitchen overlooks the rear garden, making it perfect for family meals and entertaining. It connects seamlessly to a practical utility room and a cloakroom with a WC.

Step into the cosy snug, which features a multi-fuel burner and doors that lead out to a lovely decking area. This space is ideal for summer evenings, barbecues, alfresco dining, or simply relaxing on sun loungers. Additionally, there is a flexible bedroom/study and a bright, airy office, perfect for working from home.

At the other end of the property, a well-planned corridor leads to a family bathroom, a luxurious master bedroom with a spacious walk-in wardrobe, and a lavish en-suite shower room. Additionally, there are Two further bedrooms, one of which is currently being used as a gym.

This property beautifully combines luxurious living with an eco-friendly lifestyle, making it a truly exceptional home.

Council Tax Band: G

Tenure: Freehold

Price: Offers over £760,000

Property Type: Detached House

Plot Size: 1618.74 sq m

Build Size: 268 sq m

Parking: Double Garage, Driveway

Year built: 1970

Heating: Gas, Air Source Heat Pump, Wood Burner, Solar Thermal

Electric: National Grid, Solar PV (Photovoltaic) panels

Water: Direct mains water

Sewerage: Standard UK domestic

Front External

Driveway leading to the property. Electric up and over door allowing access to the double garage.



Entrance hall

Stairs to first floor and two built in storage cupboard



Shower room

Double shower cubicle, low level W/C, wash hand basin, central heating radiator and a double glazed window.



Bedroom two

4.21m x 3.72m (13'9" x 12'2")

Two double glazed windows and a central heating radiator.



Landing

Lounge

7.03m x 4.62m (23'0" x 15'1")

Two double-glazed doors leading to the balcony. Substantial windows giving light and showing the views over the front drive and the Derwent valley. Central heating radiator and a multi-fuel fire.



Balcony

Cantilevered balcony with frameless glass balustrade and composite decking.



Dining room

3.86m x 4.18m (12'7" x 13'8")

Double glazed window, two Velux windows and central heating radiator.



Snug

5.30m x 4.33m (17'4" x 14'2")

Double glazed window and door leading to the decked side garden, multi fuel burner and a bar.



Study/Bedroom five

3.92m x 3.68m (12'10" x 12'0")

Double glazed window, velux window and french doors to the decked side garden.



Office

2.49m x 3.71m (8'2" x 12'2")

Double glazed window and door and central heating radiator.

Office Toilet

Low level W/C, wash hand basin and a double glazed window.



Kitchen

5.69m x 3.20m (18'8" x 10'5")

Double-glazed window, four Velux windows, sink unit with mixer tap, integrated gas hob, extractor hood, electric double oven, dishwasher, larder, and wall and base units with a mix of square-top granite and oak work surfaces.



Hallway

Utility room

3.52m x 2.59m (11'6" x 8'5")

Double glazed window, plumbed for washer, sink unit with mixer tap fitted wall and base unit with roll top work surfaces .



Cloaks W/C

Low level W/C, central heating radiator, wash hand basin.



Bedroom three

3.08m x 3.54m (10'1" x 11'7")

Double glazed window, central heating radiator and fitted wardrobes.



Family bathroom

2.86m x 2.31m (9'4" x 7'6")

Low level W/C, panelled bath, wash hand basin, shower cubicle and a central heating radiator.



Bedroom four

3.01m x 3.52m (9'10" x 11'6")

Two double glazed window, central heating radiator.



Master bedroom

4.96m x 2.77m (16'3" x 9'1")

Three double glazed windows and central heating radiator.



Walk-in Wardrobes

5.09m x 1.21m (16'8" x 3'11")



En-suite shower

3.02m x 2.18m (9'10" x 7'1")

Low level W/C, walk-in shower, Jack and Jill wash hand basin, Velux window, central heating radiator.



Double garage

6.18m x 5.58m (20'3" x 18'3")

Electric up and over door



Driveway

offers ample parking with a long, spacious driveway



Side garden



Rear garden



Decked side garden

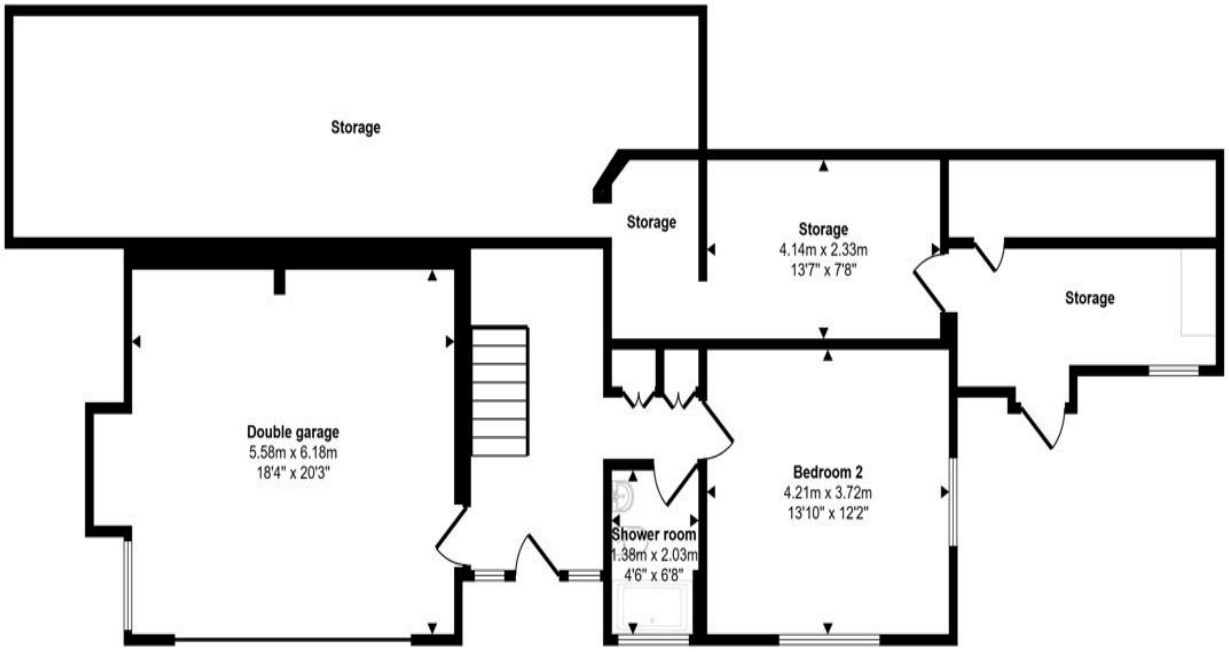
Ideal for summer evenings, barbecues, alfresco dining or simply unwinding on sun loungers.

Views



Eco friendly design

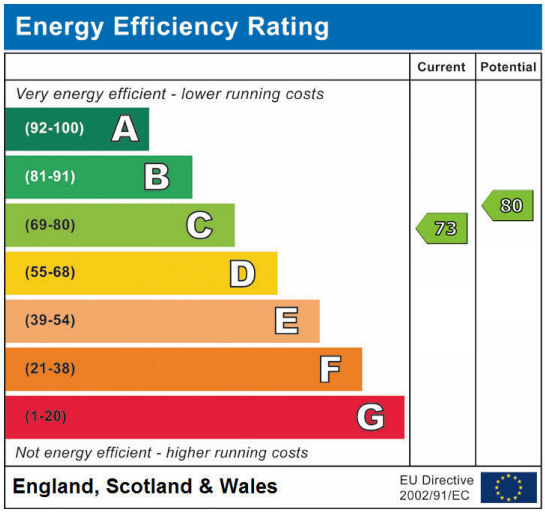
Gas boiler, air source heat pump, solar PV (electric), solar thermal (water), back boiler to log burner.



Lower Ground Floor

Approx 125 sq m / 1341 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



High Horse Close Wood, Rowlands Gill , Rowlands Gill, Tyne and Wear, NE39 1BQ

Contact your local branch today for more information on this property:

4 Fellside Road, Whickham, Newcastle Upon Tyne, Tyne & Wear, NE16 4JU, Tel: 0191 477 5116, whickham@pattinson.co.uk, www.pattinson.co.uk

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