

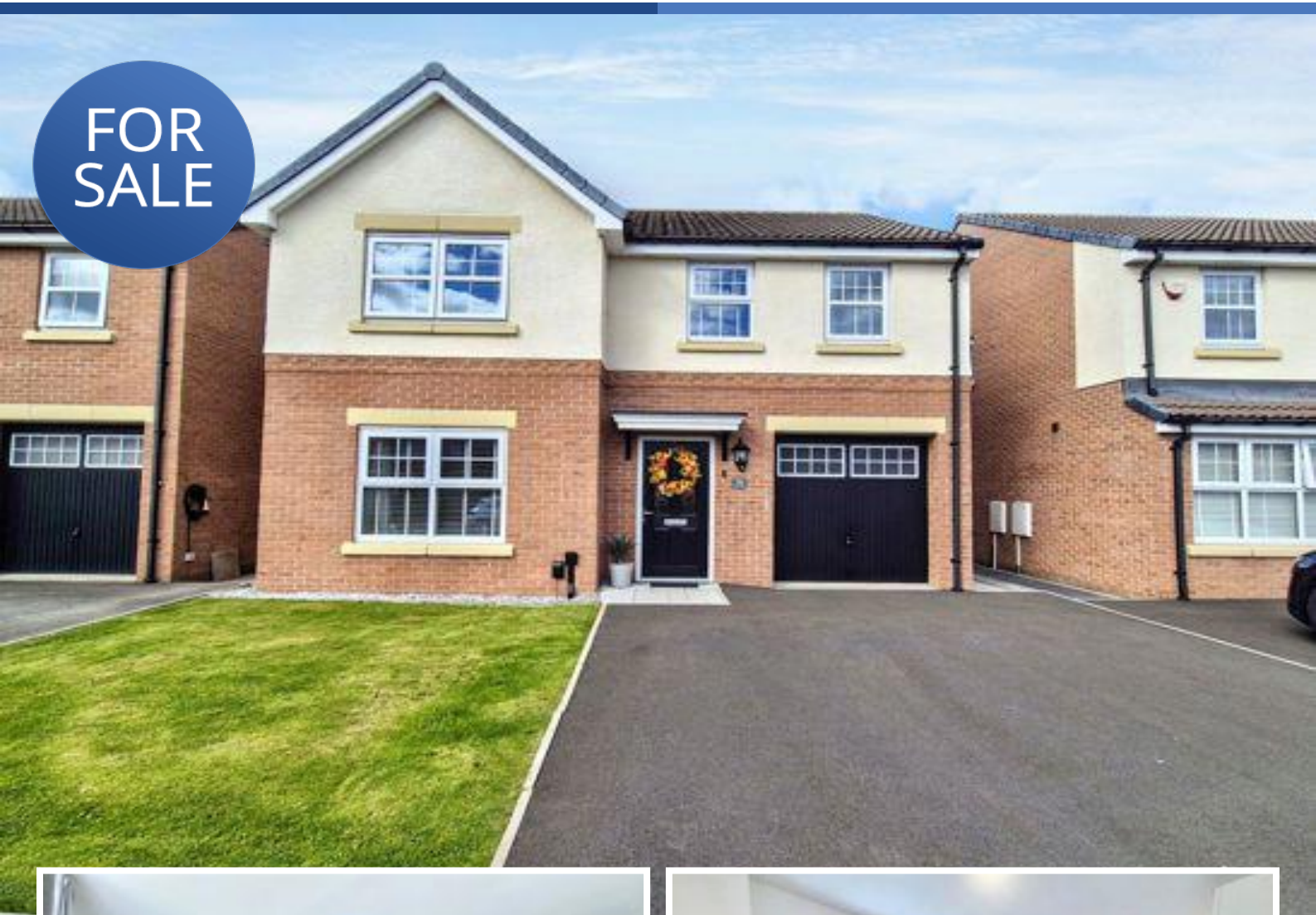
4 bed detached house to buy in NE31

Holmes Drive, Hebburn, Hebburn
Tyne and Wear, NE31 2BF

£375,000

- ✓ DETACHED FAMILY HOME (The MAPLES)
- ✓ FOUR DOUBLE BEDROOMS
- ✓ THREE BATHROOMS / GROUND FLOOR CLOAK

FOR
SALE



Summary

- Property Type: Detached House - Bedrooms: 4 - Parking: Driveway & Garage - Central Heating: Gas
- Price: £375,000
- Tenure: Freehold

Description

Pattinson Estate Agents welcome to the market this immaculately presented detached family home located within an extremely desirable development 'The Maples', Hebburn. This property is being Sold Chain Free!!!

Situated within a quite 'cul de sac' this, this delightful property is immaculately presented and tastefully designed by the current owners, offering a stylish & modern home.

Upon entering, you are presented by a large comfortable reception leading to the dining room, which provide a versatile living space in which to rest and unwind, easily accommodating family and guests. This property has a warm and inviting ambience, the spacious Open plan Kitchen / Diner features possesses a wide range of modern fittings and finishes, flooded with natural light, whilst looking out on to the landscaped garden.

To the first floor, you will find Four double bedrooms and three bathrooms ideal growing family or to accommodate the occasional guests. The contemporary bathrooms are finished to an extremely high standard, featuring up-to-date fixtures and fittings.

Ideally located for an array of 'Outstanding' OSTED rated schools, offering a wealth of amenities including schools, shops, and parks within easy reach. Excellent transport links and roads to Newcastle, Sunderland, Washington, South Shields and beyond.

Call Pattinson JARROW today to arrange an early viewing: 0191 4897431 or Email: jarrow@pattinson.co.uk.

Council Tax Band: D

Tenure: Freehold

EPC Rating: B

Construction materials: Brick and block

Roofing type: Clay tiles

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

External Front

Private lawned garden complemented by double driveway leading to entrance and garage, gated access to rear aspect;



Entrance/Hallway

4.89m x 1.97m (16'0" x 6'5")

Composite part glazed door leading to entrance, stairs to first floor, bespoke built in storage, gas central heating radiator, feature half panel walls, doors to;



Ground Floor Cloak

1.69m x 0.84m (5'6" x 2'9")

Pedestal wash hand basin, w.c, gas central heating radiator, extractor, vinyl flooring;



Lounge

5.56m x 3.30m (18'2" x 10'9")

Double glazed window to front aspect, gas central heating radiator, double door to;



Lounge.



Lounge..



Dining Room

2.98m x 2.95m (9'9" x 9'8")

Double glazed window to rear aspect complemented by french doors leading to rear garden, gas central heating radiator, door to;



Kitchen / Diner

2.98m x 5.20m (9'9" x 17'0")

Range of wall and base units with contrasting work surfaces, 1.5 stainless steel sink with mixer tap over, tiled splashbacks, integrated electric oven, gas hob with extractor over, integrated fridge freezer, integrated dishwasher, gas central heating radiator, vinyl flooring, double glazed window to rear aspect, french doors leading to rear garden, door leading to hallway;



Kitchen / Diner.



Kitchen / Diner..



First Floor Landing

2.10m x 3.35m (6'10" x 10'11")

Built in storage, gas central heating radiator, feature half panel walls, doors to;



Bedroom One

4.61m x 3.90m (15'1" x 12'9")

Double glazed window to front aspect, gas central heating radiator, door to;



Bedroom One.



En-suite

1.81m x 2.06m (5'11" x 6'9")

A suite comprising: Double walk in shower with mains shower over, pedestal wash hand basin, w.c, gas central heating radiator, extractor, recess lighting, part tiled walls, vinyl flooring, double glazed window to side aspect;



Bedroom Two

3.89m x 4.17m (12'9" x 13'8")

Double glazed windows to front aspect, built in storage, gas central heating radiator, door to;



Bedroom Two.



En-suite.

1.83m x 2.57m (6'0" x 8'5")

A suite comprising: Double walk in Shower cubicle with mains shower over, pedestal wash hand basin, w.c, gas central heating radiator, extractor, recess lighting, vinyl flooring, double glazed window to side aspect;



Bedroom Three

3.13m x 2.57m (10'3" x 8'5")

Double glazed window to rear aspect, gas central heating radiator, built in sliding wardrobes;



Bedroom Four

2.71m x 3.16m (8'10" x 10'4")

Double glazed window to rear aspect, gas central heating radiator;



Family Bathroom

1.90m x 3.17m (6'2" x 10'4")

A suite comprising: Free standing bath with hand held shower over, pedestal wash hand basin, w.c, gas central heating radiator, part tiled feature walls, extractor, recess lighting, ceramic tiled flooring, double glazed window to rear aspect;



Garage

4.90m x 2.56m (16'0" x 8'4")

Up& Over garage door, lighting & power source, combi boiler;



External Rear

Private enclosed large well maintained lawned garden, paved patio complemented by block paved edging leading to french doors, further decked patio with pergola and recess lighting to rear, established borders, external water source, gated access to front aspect;



External Rear.



External Rear..

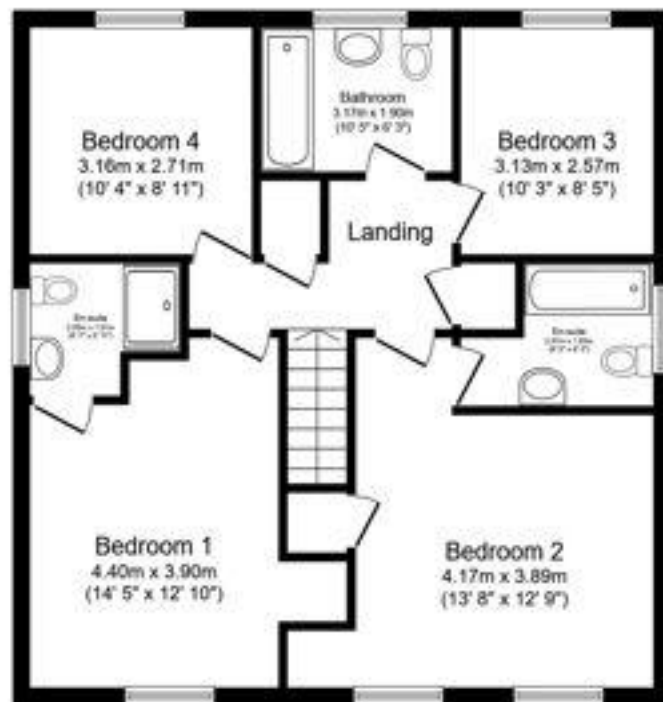


Views





Ground Floor
Floor area 69.2 sq.m. (744 sq.ft.)



First Floor
Floor area 71.3 sq.m. (768 sq.ft.)

Total floor area: 140.5 sq.m. (1,512 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.co

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Holmes Drive, Hebburn, Hebburn, Tyne and Wear, NE31 2BF

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

67 Ellison Street, Jarrow, South Tyneside, Tyne & Wear, NE32 3JU, Tel: 0191 4897431, www.pattinson.co.uk

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