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2 Penpoll
Rockcliffe Way, Eighton Banks



SANDERSON YOUNG
estate agents &
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Price Guide: £395,000



2 Penpoll, Rockcliffe Way, Eighton Banks Gateshead, Tyne & Wear NE9 7YN

SITUATION AND DESCRIPTION

A substantial, stone built four bedroom semi detached house positioned on an elevated garden site overlooking the open fields and valley. The generous family home offers versatile accommodation over two floors, with an attached annexe which would serve a variety of uses including a self contained ground floor annexe, guest accommodation or a home office. The deceptively spacious house has retained many traditional and period features including exposed stone work to the walls, a wood burning stove and AGA set into a stone chimney breast.

The accommodation briefly comprises: entrance porch, living room with bar area, sitting room, dining room, farmhouse style kitchen/breakfast room, reading area to first floor landing, master bedroom, ensuite shower room/wc, three further bedrooms, bathroom/wc, annexe – separate entrance, living/bedroom, kitchen/utility and shower room/wc. Externally there is a detached double garage, driveway, gardens with pergola and covered hot tub. No upward chain.

Eighton Banks is ideally located for easy access to the A1 for commuting to Durham and Newcastle, with local amenities close by including public houses, shops, and local schooling.

The property comprises:

ENTRANCE PORCH

7'9 x 5'2 (2.36m x 1.57m)

A spacious entrance porch with a glazed tiled floor, and a double glazed feature arched window to the front giving elevated rural views. The porch has a radiator, UPVC door to the front elevation and glazed door to the living room.

LIVING ROOM

15'9 x 15'7 (4.80m x 4.75m)

A cosy and informal living area with a cast iron wood burning stove set onto a lovely stone fireplace with tiled hearth. The living room has a double glazed window to the front giving views over the garden to the valley, and a staircase to the first floor bedroom accommodation. There is a stone built bar area under the stairs, exposed stone work to the walls, a TV point, radiator and glazed doors leading to the sitting room and kitchen/breakfast room.

SITTING ROOM

14'9 x 23'2 (4.50m x 7.06m)

A fabulous size sitting room which is open to the raised dining room to the rear. The sitting room has a gas living flame fire with decorative surround, a double glazed window to the front elevation overlooking the gardens to the valley and French

doors opening at the side to the driveway and garden. The sitting room has two radiators, a TV point and decorative, glazed panelling dividing the sitting room and dining room.

DINING ROOM

14'9 x 11'9 (4.50m x 3.58m)

A generous dining room with French doors to the side elevation and a glazed door to the kitchen/breakfast room. The dining room has part wood panelling to the walls, built-in storage, a plate rack and a radiator.

KITCHEN/BREAKFAST ROOM

17'7 x 15'4 (5.36m x 4.67m)

A well appointed farmhouse style kitchen/breakfast room fitted with an extensive range of oak fronted wall and base cabinets with granite worktops. The main feature of the kitchen is a gas fired brown AGA set into a lovely stone chimney breast.

Within the kitchen there is a Belfast sink with mixer tap, integrated dishwasher and microwave/oven and plumbing and space for an American style fridge/freezer. There are two large pull-out larder cabinets, an ironing board cupboard, plate rack and exposed stonework within the kitchen/breakfast room. There is a large built-in storage cupboard housing the water tank, (fired by the AGA) and a UPVC glazed door leading to the rear lobby. The kitchen has 'Goliath' wood effect flooring, inset spots and beams to the ceiling, a radiator and TV point.

A door leads to the rear lobby/annexe.

ANNEXE/HALLWAY

19'6 x 13'8 (5.94m x 4.17m)

The hallway has a private entrance from the driveway, and has a radiator, exposed stone work and a cloaks area. Doors lead from the hallway to the study/bedroom, shower room/wc, and utility/kitchen.

STUDY/BEDROOM

10'9 x 10'6 (3.28m x 3.20m) plus 5'6 x 4'9 (1.68m x 1.45m)

A versatile ground floor room with a double glazed UPVC window to the driveway, telephone point and a radiator.

UTILITY/SECOND KITCHEN

9'8 x 7'8 (2.95m x 2.34m)

The utility room or second kitchen for the annexe, has a range of wood wall and base cabinets with a stainless steel sink and drainer, plumbing for a washing machine and space for a tumble dryer. There is also space for a free standing fridge/freezer, light canopy, double glazed window and a radiator.



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SHOWER ROOM

8'9 x 4'6 (2.67m x 1.37m)

With an electric shower within separate large cubicle, wash hand pedestal basin, close coupled wc, tiling to the walls and floor, extractor fan and a radiator.

FIRST FLOOR LANDING

With a recessed reading area/library measuring 5'1 x 7'9 (1.54m x 2.36m)

A small reading area positioned to the first floor landing, with a feature arched stained glass and leaded window to the rear, built-in book shelves to one wall and within the alcove.

Doors lead from the first floor landing to the four bedrooms and family bathroom.

BEDROOM ONE

12'8 x 13'6 (3.86m x 4.11m)

A double bedroom with a double glazed window to the front elevation giving elevated views to the valley, original cast iron fireplace, a radiator, recessed shelving and double doors opening to an ensuite shower room.

ENSUITE SHOWER ROOM

5'2 x 5'2 (1.57m x 1.57m) maximum

The ensuite, positioned to the corner of the bedroom, has an electric shower, wash hand pedestal basin, close coupled wc and tiled wall.

BEDROOM TWO

16'6 x 14'9 (5.03m x 4.50m)

A generous double bedroom with dual aspect double glazed windows giving elevated views over the gardens to the valley. There is ample space for free standing bedroom furniture and a radiator.

BEDROOM THREE

14'9 x 11' (4.50m x 3.35m)

A third double bedroom with a double glazed window to the side elevation, space for free standing bedroom furniture and a radiator.

BEDROOM FOUR

6'7 x 11' (2.01m x 3.35m)

A single bedroom with a double glazed window to the side and a radiator.

FAMILY BATHROOM

10'5 x 11'8 (3.17m x 3.55m)

An excellent family bathroom fitted with a large Jacuzzi style bath with lighting and antique style shower attachment. Within the bathroom there is a separate walk-in shower with drench head over, close coupled wc and wash hand pedestal basin. The bathroom has attractive neutral tiling, double glazed window and a radiator.

EXTERNALLY

The property is approached via a steep driveway leading up to a large, enclosed parking and driveway area which in turn leads to a stone built garage.

DETACHED GARAGE

15'1 x 17'3 (4.59m x 5.25m)

With roller door, power and lighting.

GARDEN

The garden lies predominately to the front of the property and is sloped and lawned with planted borders and a hedge to the boundary. From the property there are beautiful elevated views over the road to the valley beyond. To the side of the property there is an entertaining area with timber framed pergola and covered seating area with outside water and power points. In addition to this there is a Freestyle Spa 8 seater hot tub with lighting and music and also a bar area with stools.

No upward chain

SERVICES

The property has mains gas, 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: D



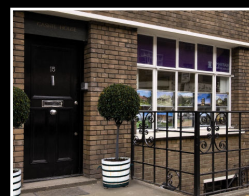
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