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**34 Green Close**  
Stannington



**SANDERSON YOUNG**  
estate agents &  
property consultants

Price Guide: £459,995 (PART EXCHANGE CONSIDERED)



# 34 Green Close, Stannington, Northumberland NE61 6PE

## SITUATION AND DESCRIPTION

A superb four bedroom detached house, located in this modern cul de sac development in Stannington, with a large garden site extending to approximately 0.26 acres, with a double width driveway and detached double garage. The attractive stone built family home has accommodation over two floors, with three reception rooms and a modern kitchen and bathrooms, benefiting from uPVC double glazing and gas central heating.

The accommodation briefly comprises: vestibule, reception hallway, cloakroom/wc, sitting room, dining room, family room, contemporary kitchen, utility room, master bedroom, walk in wardrobe and en-suite shower room/wc, three further bedrooms, family bathroom/wc, detached double garage, double width driveway, lovely landscaped gardens with terrace seating areas, timber summerhouse and Greenhouse.

Stannington village offers a range of local amenities, including The Ridley Arms close by, a local shop/post office, historic Church and village First School. The village is ideally placed for easy access and commuting, via the A1, to the market town of Morpeth to the north (approx. 5 miles) and Newcastle city centre (approx. 12 miles) where there are a wider range of amenities and schooling for all ages.

The property comprises:

### ENTRANCE VESTIBULE

4'9 x 2'9 (1.45m x 0.84m)

With a tiled floor, uPVC window to the front and a glazed door to the reception hallway.

### RECEPTION HALLWAY

A lovely reception hallway, with a staircase leading to the first floor with under stairs storage, a tiled floor, a radiator and ceiling coving.

Double doors open from the hallway to the sitting room and dining room and doors also lead to the family room, kitchen and cloakroom/wc.

### CLOAKROOM/WC

3'7 x 4'6 (1.09m x 1.37m)

The cloakroom/wc has a white concealed cistern wc and wash hand basin housed within a vanity unit. The cloakroom has a tiled floor and a radiator.

### SITTING ROOM

19'5 x 12' (5.92m x 3.66m)

A good sized sitting room with two double glazed windows to the front elevation and a double glazed bay window overlooking the side to the garden. The sitting room has a cast iron and tiled fireplace with a decorative surround, TV and telephone point, ceiling coving and radiators.

### DINING ROOM

14'4 x 8'8 (4.37m x 2.64m)

The dining room has two double glazed windows to the front elevation, ceiling coving and a radiator with sliding double doors opening to the adjoining family room.

### FAMILY ROOM

11'9 x 10'9 (3.58m x 3.28m)

A versatile third reception room with double glazed sliding patio doors opening to the terrace and garden at the rear. The family room has ceiling coving, TV point, radiator and a door returning to the hallway.

### KITCHEN

16'2 x 8'7 (4.93m x 2.62m)

A contemporary kitchen fitted with an extensive range of white wall and base cabinets with an inset sink and drainer, four ring gas hob with extractor hood over, integrated double oven and fridge and space for a dishwasher. Within the kitchen design there is a breakfast bar with stools, a double glazed window overlooking the rear garden, a tiled floor, a radiator and door to the utility room.

### UTILITY ROOM

8'7 x 7'6 (2.62m x 2.29m)

The utility room has white wall and base cabinets with a stainless steel sink and drainer, plumbing for a washing machine and space for a freezer. There is a gas boiler to the wall, a radiator, tiled floor and a door to the rear garden.



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### FIRST FLOOR LANDING

The first floor landing has a double glazed window to the rear overlooking the garden, access to the loft and a radiator.

### MASTER BEDROOM

14'5 x 10'9 (4.39m x 3.28m)

A large double bedroom with two double glazed windows to the front elevation, two radiators and a door to the en-suite shower room and a sliding door to the walk-in wardrobe.

### WALK-IN WARDROBE

9'9 x 6'6 (2.97m x 1.98m)

A generous walk-in wardrobe, with open hanging rails and shelving, space for a free standing wardrobe, a radiator and double glazed window to the rear.

### EN-SUITE SHOWER ROOM

8'5 x 7'6 (2.57m x 2.29m)

The en-suite shower room has a large walk-in shower with rainfall head, concealed cistern wc and a wash hand basin housed within a vanity unit with storage. The en-suite shower room has a double glazed window to the rear, a built-in storage cupboard and chrome ladder radiator.

### BEDROOM TWO

12'1 x 10'9 (3.68m x 3.28m) maximum inclusive of wardrobes

A double bedroom with two double glazed windows overlooking the rear garden, two double door fitted wardrobes with shelving and hanging and a radiator.

### BEDROOM THREE

14'4 x 8'9 (4.37m x 2.67m)

A double bedroom with two double glazed windows to the front elevation, a built-in wardrobe and a radiator.

### BEDROOM FOUR

11' x 8'9 (3.35m x 2.67m)

This fourth bedroom, currently used as a study, has a double glazed window to the front elevation, a built-in wardrobe and a radiator.

### BATHROOM

9'7 x 9' (2.92m x 2.74m)

A generous family bathroom with a white bath with a mains rainfall showerhead over and glass panel door, wash hand basin and wc housed in a vanity unit. The bathroom has a double glazed window to the rear, a radiator and attractive neutral tiling.

### EXTERNALLY

To the front of the property there is an attractive town garden and to the side a double width driveway leading to the double detached garage.

### GARAGE

A stone built double garage with an up and over door, power and lighting.

### GARDENS

The total site of the property extends to approximately 0.26 acres with beautifully landscaped gardens with rockeries and stone terraced seating areas, as well as having a timber summerhouse, green house and mature trees and shrubs to the fenced boundary.

### SERVICES

The property has mains electricity, gas, water and drainage.

### TENURE

Freehold

### FLOOD RISK

Please see website [www.environment-agency.uk](http://www.environment-agency.uk)

### COUNCIL TAX

Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

### ENERGY PERFORMANCE RATING

Grade: C



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