



8 Meadow Park, Riding Mill, Northumberland, NE44 6BT
Offers in Region of £435,000

Andrew Coulson
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Substantial four bedroomed detached timber framed property situated in a cul-de-sac in the popular and quiet village of Riding Mill. This well presented accommodation has gas fired central heating and double glazing throughout. Externally there is an attached double garage with large garden areas.

- **Four Bedroomed Detached Property**
- **Well Proportioned Accommodation**
- **Spacious Family Home Close to School**
- **Located in a cul-de-sac**
- **Double Garage & Large Gardens**
- **EPC Rating C**

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THE PROPERTY

This home is a substantial detached timber framed property located in the popular and quiet village of Riding Mill and particularly well located in a cul-de-sac. The well proportioned and presented accommodation has gas fired central heating and is double glazed throughout. There is a maintained intruder alarm system. The property offers spacious light and airy rooms. The accommodation briefly comprises: generous reception hall, cloakroom, large living room with a feature fireplace, separate dining room, fully fitted breakfasting kitchen with separate utility room. Upstairs the landing provides access to the master bedroom with en-suite facilities, three further double bedrooms and the family bathroom. Externally there is an attached double garage and large garden areas, with external security lighting. The accommodation throughout is decorated to a high standard. This fine family home is a rare opportunity for a family to live within a spacious home in close proximity to facilities, amenities and in particular the school. In addition enjoying easy access to regular train and bus services. We strongly recommend an internal inspection to fully appreciate what is on offer.

BRIEFLY COMPRISING

GROUND FLOOR

RECEPTION HALL

19' 2" x 7' 2" (5.84m x 2.18m)

Upvc front door with glazed insets. Laminated flooring, staircase to first floor with large storage cupboard under. Cornice ceiling.

CLOAKROOM

Pedestal wash hand basin and low level WC. Tiled splash back, laminate flooring.

LIVING ROOM

12' 9" x 24' 7" (3.88m x 7.49m max into bay)

Feature stone fire place incorporating a real flame coal gas fire, with raised display plinths either side. Cornice ceiling and matching laminate flooring. TV point.

DINING ROOM

17' 8" x 10' 10" (5.38m x 3.30m)

A spacious room with sliding patio door to gardens. Cornice ceiling, Laminate flooring.

BREAKFASTING KITCHEN

17' 8" x 10' 5" (5.38m x 3.17m)

Fitted wall and floor units in high gloss white with work tops incorporating a one and a half stainless steel sink with single drainer and mixer tap over. Four ring ceramic hob with extractor canopy above. Built-in double oven, tiled splash back and ceramic tiled flooring. Integrated dishwasher, matching breakfasting table. TV point.

UTILITY ROOM

16' 4" x 5' 6" (4.97m x 1.68m)

Matching units with work tops incorporating a stainless steel sink with single drainer and mixer tap over. Plumbing for washing machine, space for tumble dryer under worktop. Fitted cupboards around and over space for two upright fridge freezers. Ceramic tiled flooring. Door to outside. Separate door to garaging.

FIRST FLOOR

LANDING

Linen Cupboard. (In a clockwise direction).

BEDROOM THREE

10' 4" x 12' 11" (3.15m x 3.93m)

Fitted wardrobes with overhead lockers, matching bedside cabinets and dressing table.

BEDROOM ONE

10' 9" x 12' 8" (3.27m x 3.86m)

Fitted wardrobes with overhead lockers, matching bedside cabinets and drawer unit. TV point.

EN-SUITE SHOWER ROOM

Large shower unit, wash hand basin with drawers under, low level WC, ceramic tiled flooring. Electrically heated chrome towel rail, fully tiled walls.

BATHROOM

Panelled bath with shower over and glazed screen, pedestal wash hand basin and low level WC, electrically heated chrome towel rail, fully tiled walls and ceramic tiled flooring.

BEDROOM FOUR

10' 10" x 10' 10" (3.30m x 3.30m plus door recess)

TV point.

BEDROOM TWO

14' 9" x 10' 6" (4.49m x 3.20m)

Fitted wardrobes with overhead lockers, matching bedside cabinets and drawer unit. Additional built-in wardrobe. TV point.

EXTERNALLY

DOUBLE GARAGE

19' 4" x 16' 2" (5.89m x 4.92m)

Power roller shutter front door with additional parking on the driveway. Water and power connected. Work-bench and storage area. Loft partially boarded out.



GARDENS

Large gardens to all sides comprising of extensive lawned areas, mature trees, bushes, shrubs and flower beds. Patio areas and flagged pathways.

SERVICES

Mains electricity, water drainage and gas are connected. Gas fired central heating to radiators also supplying domestic hot water.

TENURE

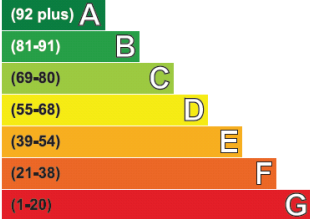
Freehold.

NOTES

Fitted carpets, curtains and blinds are included in the sale.

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
72	82



Note : Plans are for illustration purposes only and are not to scale.
Plan produced using PlanUp.



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