



HIGH FRIAR SIDE

BURNOPFIELD

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NOTE FOR
FINISHING
DEPARTMENT:

TRIM OFF 50mm
THIS SIDE

OUTSTANDING SEMI DETACHED HOUSE SET IN TIERED LANDSCAPED GARDENS SITUATED TO THE WEST OF BURNOPFIELD WITH STUNNING VIEWS OVER THE DERWENT VALLEY. THE PROPERTY HAS BEEN DECORATED AND REFURBISHED TO A HIGH SPECIFICATION WITH FEATURES SUCH AS THE THERESA SPINKS HANDMADE SPINDLE STAIRCASE, TRAVERINE STONE TILED FLOORING, AN AGA IN THE IMPRESSIVE BREAKFASTING KITCHEN, DOUBLE GLAZING, SECURITY ALARM SYSTEM, GAS CENTRAL HEATING AND AN INTEGRAL DOUBLE WIDTH GARAGE. THE PROPERTY IS ACCESSED VIA DOUBLE WROUGHT IRON GATES ONTO A BLOCK PAVED DRIVEWAY LEADING TO A DOUBLE WIDTH GARAGE. THE GARDENS ARE A MAJORING SELLING FEATURE OF THE PROPERTY BEING LANDSCAPED AND TIERED PROVIDING LAWNS AN A SECULDED SOUTH/WEST TIMBER DECKED SUN TERRACE AS WELL AS A REAR COURTYARD ALL OF WHICH ARE ENCLOSED BY FENCING.

£ 459,995

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ACCOMMODATION COMPRISES:

ENTRANCE LOBBY: Entrance door.

ENTRANCE HALLWAY: 18' 0" (5.49m) x 11' 0" (3.35m). Travertine stone tiled flooring, Teresa Spinks handcrafted Ash spindle staircase, wall lighting, double glazed window, telephone point, cabinet enclosed radiator, walk in cloaks cupboard with light.

LOUNGE: 17' 6" (5.33m) x 14' 8" (4.47m). Sandstone fire surround with living flame coal effect gas fire, marble effect inset and hearth, laminated flooring, two double glazed windows with views over the Derwent Valley, picture rail, coving, ceiling rose, t.v. point, cabinet covered radiator, double glazed French doors leading to the garden.

DINING ROOM: 10' 5" (3.18m) x 14' 4" (4.37m). Double glazed window with views over the Derwent Valley, laminated flooring, picture rail, coving, ceiling rose, recessed shelf display with concealed lighting, cabinet covered radiator.

BREAKFASTING KITCHEN: 20' 2" (6.15m) x 15' 11" (4.85m). Extensive range of fitted wall and base units with under lighting, plate racks, Aga cooker, roll top work surfaces, stainless steel double bowl sink unit with monoblock mixer tap, integrated dishwasher and fridge, Karndean flooring, double glazed window, coving, radiator.

REAR LOBBY: Karndean flooring, door to rear courtyard and gardens, door to the attached garage.

CLOAKS/W.C. White two piece suite comprising: Low level w.c. and wash hand basin, Karndean flooring, double glazed window, radiator.

FIRST FLOOR LANDING: Cabinet covered radiator.

BEDROOM 1: 14' 9" (4.5m) x 14' 6" (4.42m). Double glazed windows with views over the countryside and gardens, cast iron fireplace with tiled hearth, cabinet covered radiator, coving, picture rail, ceiling rose.

BEDROOM 4: 13' 5" (4.09m) x 14' 3" (4.34m). Wood fire surround, double glazed window with panoramic views, radiator, coving, dado rail.

BEDROOM 5: 9' 5" (2.87m) x 5' 6" (1.68m). Currently being used as a bedroom, this room may be used as a study or nursery. Double glazed window, radiator, walk in wardrobe with light.

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FAMILY BATHROOM/W.C. 11' 8" (3.56m) x 9' 3" (2.82m) plus shower area recess 5' 9" (1.75m) x 3' 6" (1.07m). Contemporary white four piece suite comprising : wash hand basin set in Queen Ann stand, central enamel roll top bath with antique style mixer tap and shower head attachment, couple w.c. corner screen shower cubicle with rainfall head, two double glazed windows, radiator, marble tiled flooring, chrome ladder style heated towel rail, shaver socket, fitted wall mirror with lighting over, dado rail, picture rail, coving, access to loft.

BEDROOM 2: 14' 7" (4.44m) x 9' 10" (3m). Double glazed window overlooking the rear garden, built in double wardrobes, coving, radiator.

EN-SUITE SHOWER ROOM/W.C. White three piece suite comprising: Double length shower cubicle with screen door, close couple w.c. with push flush, hand wash basin, stone tiled flooring with half height tiled walls, double glazed window, radiato, .wall mirror with lighting, extractor fan.


BEDROOM 3: 18' 0" (5.49m) x 8' 8" (2.64m). Double glazed windows with views over the rear garden, double built in wardrobes, radiator, telephone point, coving.


DOUBLE GARAGE: 18' 0" (5.49m) x 20' 5" (6.22m). Twin up and over doors, Worcester Bosch gas heating boiler, American style fridge freezer, plumbed for washing machine, power and lighting.

EXTERNALLY: Access is via wrought iron double gates leading onto a sweeping block paved driveway which leads to :

Gardens and grounds are to three sides of the property, being landscaped and tiered to provide lawned areas, patios and a delightful secluded timber decked sun terrace with is south/west facing, external lighting amongst mature and well stocked border areas and rockeries, rear blocked paved courtyard, raised flower borders.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(56-68) D		67
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(56-68) D		61
(39-54) E	47	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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