



Studley Villas | Forest Hall | NE12 9LQ

£325,000

A fantastic opportunity to acquire an extended semi detached with five bedrooms on the sought after Studley Villas in Forest Hall, making it an ideal home for growing families seeking generous living space in a desirable location with nearby amenities, schools and transport links.

The entrance hallway leads to the spacious lounge through dining room which enjoys a double aspect having windows to both the front and rear elevations, which floods the rooms with natural light. The well-appointed kitchen enjoys a delightful outlook over the rear garden and has the benefit of a separate utility with spaces for additional appliances.

Upstairs the extension offers five well-proportioned bedrooms, three of which are doubles and two singles ideal as child's rooms or study. These are complemented by the family bathroom comprising bath with shower over catering to both preferences.

Externally the property benefits from driveway to the front leading to attached garage and a beautiful, well stocked mature garden to the rear with lawned areas and a patio perfect for al fresco dining with a southerly aspect to enjoy.

This lovely home has been well cared for by the current owners for a number of years and is now ready for its next chapter. The property offers enormous potential for updating to the aspirational buyers' own unique taste and style, an early inspection is highly recommended.

RMS | Rook
Matthews
Sayer



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Extended Semi Detached

Beautiful Rear Garden

Superb Sized Accommodation

Garage & Driveway

Five Bedrooms

Freehold

Lounge Through Dining Room

Perfect Family Home

DOUBLE GLAZED ENTRANCE DOOR TO:

ENTRANCE HALLWAY: Staircase to first floor, built in cupboard.

LOUNGE DINER: (front): 22'9: (plus bay) x 11'9 into alcove, (3.58m plus bay x 4.09m into alcove), Lovely sized lounge through dining room with double glazed bay window to the front and window to rear overlooking garden. Wood effect fireplace with marble inset and hearth, living flame fire, radiator, coving to ceiling. Hatch to kitchen.

KITCHEN: (rear): 12'1 max x 8'11, (3.68m max x 2.71m), Fitted with a range of wall and base units, with 1 ½ bowl sink, integrated gas oven and hob, space for fridge freezer. Part tiled walls, double glazed window to the rear with views overlooking the delightful rear garden. Built in pantry door to utility.

UTILITY: 7'11 x 7'4 (2.41m x 2.23m)

Wall mounted combi boiler, space for washing machine and dishwasher. Double glazed window and door to garage.

FIRST FLOOR LANDING: loft access, we understand that the loft has been part boarded.:

BEDROOM ONE: (front): 15'5 x 10'4, (4.69m x 3.14m), Double glazed bay window to the front, fitted wardrobes x 3 providing ample hanging and storage space, radiator.

BEDROOM TWO: 10'3 x 9'6, (3.12m x 2.89m), Double glazed window to the rear, radiator, fitted wardrobes with mirror fronted sliding doors and shelving to side.

BEDROOM THREE: 15'6 x 7'4, (4.72m x 2.23m), Double glazed window to the front, radiator,

BEDROOM FOUR: 10'8 x 8'4, (3.25m x 2.54m) Double glazed window to the front.

BEDROOM FIVE: 7'4 X 7'3 (2.23m x 2.20m) Double glazed window to the rear, radiator.

BATHROOM: Modern family bathroom showcasing, panelled bath, with mains shower over, and glass screen. Wash hand basin set in vanity unit, low level w.c, Tiled walls, extended heated towel rail. Double glazed windows to the rear.

EXTERNALLY: Garden to front with walled surround, block paved front driveway, leading to integral garage with twin doors, light and power and storage to the eaves. Excellent size rear garden with a southerly aspect, mainly lawned, greenhouse patio areas and well stocked, mature borders.



PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: MAINS

Mobile Signal Coverage Blackspot: NO

Parking: Garage/Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Listed: NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Any flood defences at the property: NO

Coastal Erosion Risk: LOW

Known safety risks at property (asbestos etc...): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

TENURE

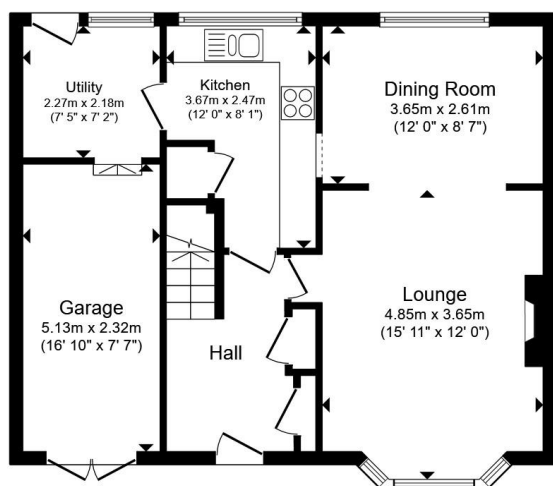
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

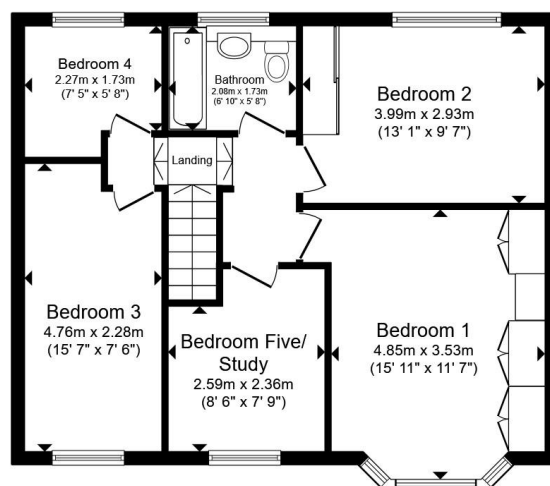
EPC RATING: C

FH00009539/GO/GO/28.09/26/V1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Total floor area 122.5 m² (1,319 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.io

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