



### 4 bed detached house to buy in

Carlow Drive, West Sleekburn,  
Choppington, Northumberland, NE62 5UT

**£340,000**

🏠 x4 🚗 x3 🏡 x1

Tenure

**Freehold**

### Property features

- ✓ Four Double Bedrooms
- ✓ Large Rear Garden
- ✓ Double Garage & Driveway
- ✓ EPC Rating C

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

We welcome to the market this detached, four-bedroom property situated in the desirable area of West Sleekburn.

The property is ideally located for local amenities such as convenience stores, pubs, takeaways and an OFSTED approved first school. There are regular buses to larger towns and villages such as Bedlington and Ashington, where there are a wider range of shops, supermarkets, cafes and leisure facilities, as well as further schools.

For scenic walks or family days out, the Wansbeck Riverside Park is easily accessible from the property, slightly further afield is the beautiful coast at both Cresswell and Newbiggin-By-The-Sea.

The property itself briefly comprises; Entrance hallway, spacious living room and kitchen-diner, utility room, office and downstairs WC to the ground floor. To the first floor are four double bedrooms with an en-suite to the master, and a family bathroom. Externally, the property benefits from a large driveway and double garage to the front. To the rear is a large enclosed garden, laid with decking and lawn, perfect for outdoor entertaining or al fresco dining.

For more information please call the local branch.

Council Tax Band: E

Tenure: Freehold

Price: £340,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## Living Room

Open plan living-dining-kitchen area with laminate flooring, central heating radiator, and a large double glazed window to front elevation.



## Dining Room

Dining area with double glazed sliding doors to the rear garden, a log burner and laminate flooring.



## Kitchen

Fitted with a range of wall and base units, range cooker, extractor fan, Belfast sink and integrated fridge and freezer. Laminate flooring and two large double glazed windows to rear elevation.



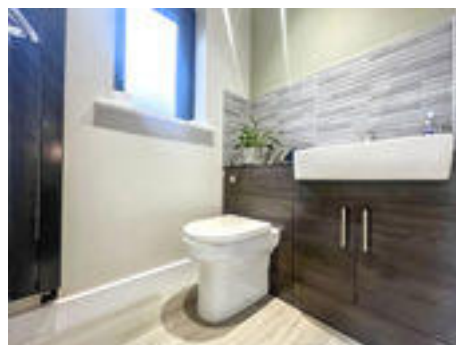
## Utility Room

Fitted with wall and base units with complementary work surfaces, plumbed for a washer and door to rear garden.



## WC

Fitted suite comprising, WC, hand wash basin and a double glazed window.



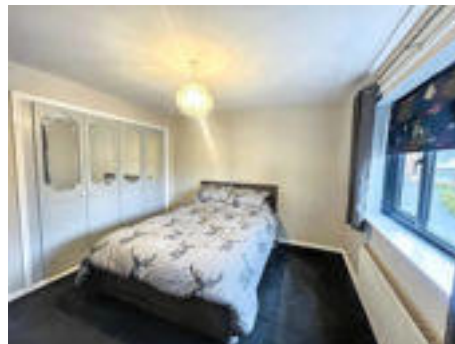
## Office/Gym

With laminate flooring, a large double glazed window to front elevation and a central heating radiator.



## Bedroom One

Spacious double bedroom with fitted wardrobes, carpeted flooring, double glazed window to front elevation and a central heating radiator.



## En-Suite

Fitted suite comprising; WC, hand wash basin and shower cubicle, tiled walls and a double glazed window.



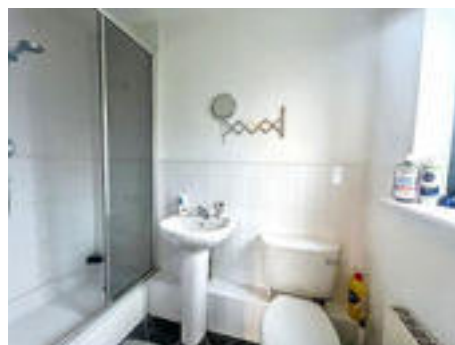
## Bedroom Two

Double bedroom with fitted wardrobes, carpeted flooring, a large double glazed window to rear elevation and a central heating radiator.



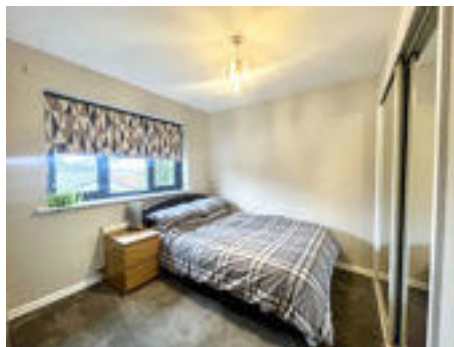
## En-Suite Two

Fitted with a WC, hand wash basin, shower cubicle, tiled walls, central heating radiator and a double glazed window.



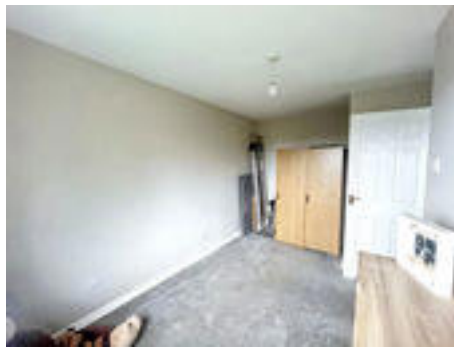
## Bedroom Three

Double bedroom with carpeted flooring, a central heating radiator, fitted wardrobes and a large double glazed window to front elevation.



## Bedroom Four

Double bedroom with carpeted flooring, a double glazed window to rear elevation and central heating radiator.



## Bathroom

Fitted suite comprising of WC, hand wash basin, panelled bath with handheld shower and a large double glazed window, as well as tiled walls and floor.

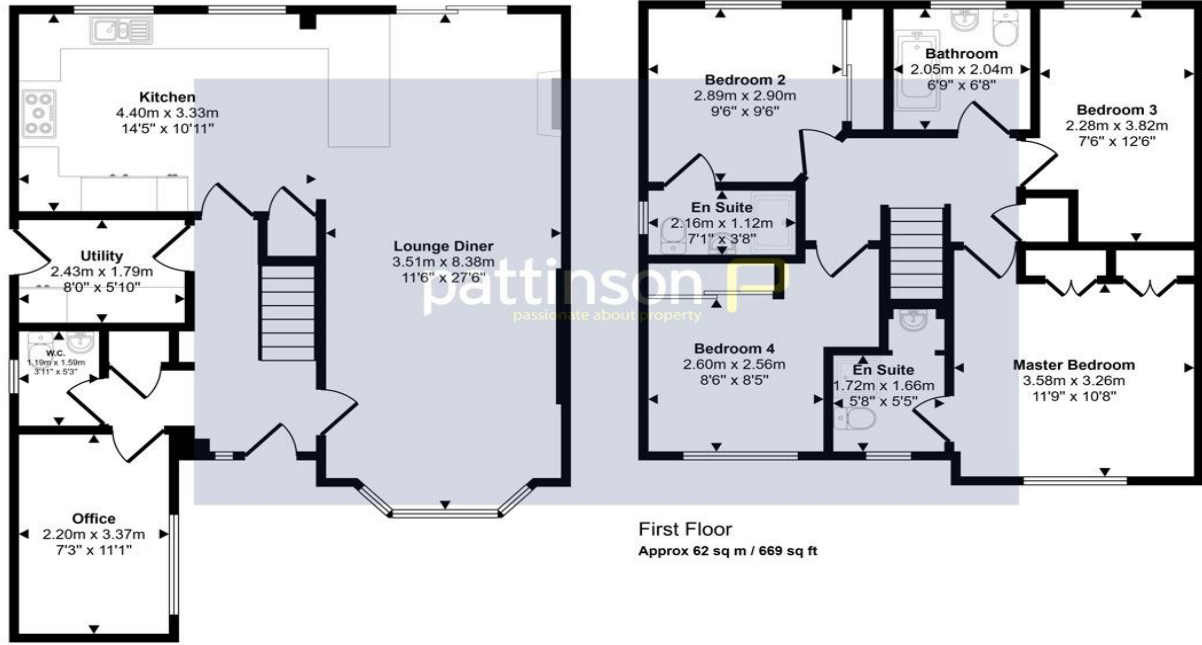


## External

To the front of the property is a double driveway and double garage, to the rear is a very private enclosed garden laid with lawn and decking, ideal for outdoor entertaining and al fresco dining.



Approx Gross Internal Area  
131 sq m / 1415 sq ft



Ground Floor  
Approx 69 sq m / 746 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Carlow Drive, West Sleekburn, Choppington, Northumberland, NE62 5UT

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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