GILMORE ESTATES

Property Sales & Lettings

£295,000

, Hall Farm Close, , Stocksfield, , NE43 7NL

3 Hall Farm Close, Stocksfield, NE43 7NL

Nestled in the charming village of Stocksfield, this delightful detached house on Hall Farm Close offers a perfect blend of comfort and convenience. Spanning an impressive 1,324 square feet, this property boasts three spacious double bedrooms, making it an ideal home for families or those seeking extra space.

Built in 1970, the house has been thoughtfully designed to cater to modern living. The open-plan lounge and dining area create a welcoming atmosphere, perfect for entertaining guests or enjoying family time. An additional conservatory extends the living space, allowing for a bright and airy environment that connects you with the beautiful outdoors.

A unique highlight of this home is the additional bedroom located over the garage, and accessed separately from the main home, providing flexibility for guests, a home office, or a playroom.

Entrance Porch
10'1" x 7'6" (3.09 x 2.31)
Entrance door to porch, Upvc window to front aspect and porthole window to front aspect, tiled floor and entrance door to hallway.

Entrance Hallway
10'7" x 6'3" (3.24 x 1.92)
Stairs to first floor and central heating radiator.

Cloaks WC
3'2" x 8'7" (0.99 x 2.63)
WC, pedestal wash hand basin, central heating radiator and window to side aspect.

Lounge
17'2" x 11'9" (5.25 x 3.59)
Upvc window to front aspect, gas fire with timber surround, wall lights, central heating radiator and arch to dining room.

Dining Room
11'10" x 7'7" (3.61 x 2.33)
Timber flooring, cloaks cupboard open plan through to garden room.

Garden Room
13'1" x 12'2" (4.01 x 3.72)
Timber flooring, Upvc French doors to rear garden and inset spotlights.

Kitchen
10'2" x 9'10" (3.11 x 3.02)
Wall and base units with laminate work surfaces, integral oven with gas hob and extractor hood, sink and drainer with mixer tap, plumbed for washing machine, tiled splashbacks, open to conservatory, central heating radiator, storage cupboard and glazed door to garden.

First Floor Landing
9'9" x 9'11" (2.98 x 3.04)
Window to side aspect and loft access.

Bedroom One
12'11" x .111'6" (3.94 x .34)
Upvc windows to front and side aspects, fitted wardrobes and central heating radiator.

Bedroom Two
11'7" x 8'9" (3.54 x 2.67)
Upvc window to rear aspect, central heating radiator and fitted wardrobes.

Bedroom Three
10'4" x 10'0" (3.15 x 3.06)
Upvc window to side aspect and central heating radiator

Bathroom
9'10" x 5'11" (3.01 x 1.82)
Bath with boiler fed shower over and glazed screen, WC, pedestal wash hand basin, tiled walls and floor, inset spotlights, chrome towel rail and Upvc window to front aspect,.

Garage
16'7" x 7'10" (5.08 x 2.41)
Up and over door, window to side, door to garden, electric acr charging point, light and electric.

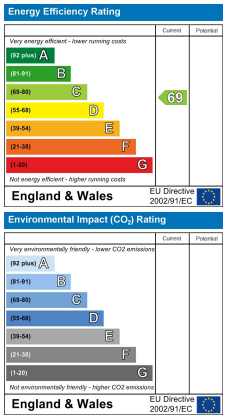
Bedroom Four / Additional Room
8'3" x 15'8" (2.52 x 4.80)
Situated above the garage and currently accessed from the garden this room has its own access door, porthole window to the front aspect, windows to rear and side aspects, additional skylight and central heating radiator.

Front Garden
Driveway parking and landscaped front garden

Rear Garden
Mainly laid to lawn with mature shrubs to borders and paved patios.

Credit References and Deposit
Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions



72 Front Street, Prudhoe, NE42 5HJ
Tel: 01661 831224 Email: info@gilmoreestates.com https://www.gilmoreestates.com