GILMORE ESTATES

Property Sales & Lettings







£325,000

, Ovington View, , Prudhoe, , NE42 6RG

57 Ovington View, Prudhoe, NE42 6RG

This delightful detached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, the property originally featured four, with a stud wall removed to create a more spacious living environment. This alteration can be easily reversed, allowing for flexibility to suit your needs.

The home offers two inviting reception rooms, perfect for entertaining guests or enjoying quiet family time. Additionally, a lovely conservatory extends the living space, providing a bright and airy area to relax and enjoy the garden views throughout the seasons.

The property also includes a half-converted garage, currently utilised as a craft room, which could easily serve as a downstairs bedroom if required. This versatility adds to the appeal, making it suitable for various lifestyles.

Entrance Hallway
8'4" x 7'10" (2.55 x 2.39)
Composite door to hallway, Karndean flooring, bespoke book shelves and stairs to first floor.

Cloaks WC
3'5" x 7'7" (1.06 x 2.33)
WC wash hand basin, central heating radiator, tiled flooring, alarm pad and Upvc window to front aspect.

Lounge
11'11" x 15'8" (3.65 x 4.80)
Two Upvc windows to front aspect, gas fire with timber surround, tall radiator and French doors to dining room.

Dining Room
9'1" x 11'10" (2.79 x 3.61)
Patio doors to conservatory, central heating radiator and bespoke shutters.

Conservatory
11'10" x 12'9" (3.63 x 3.91)
Anti glare glazing, tiled floor, central heating radiator and French doors to garden.

Dining Kitchen
11'7" x 16'4" (3.55 x 4.99)
Base and wall to ceiling cupboards with laminate work surfaces, centre island with Granite work surface, Induction hob and concealed sockets, round sink and drainer, high level oven and microwave, integral fridge, freezer, integral dishwasher, understairs cupboard, tiled floor, tall contemporary radiator, Two Upvc windows to rear aspect.

Utility Room
7'7" x 8'5" (2.32 x 2.57)
Base units with laminate work surfaces, ceramic sink, plumbed for washing machine, large cupboard with sliding doors, Upvc window to rear aspect and tiled flooring.

Craft Room
10'4" x 14'6" (3.17 x 4.43)
Upvc door to rear garden, walk in cupboard with light, contemporary tall radiator, door to garage.

First Floor Landing
13'8" x 4'2" (4.17 x 1.28)
Storage cupboard

Bedroom One
10'11" x 12'4" (3.33 x 3.77)
Two Upvc windows to front aspect, central heating radiator and fitted wardrobes.

Ensuite
10'10" x 5'7" (3.32 x 1.71)
Corner shower cubicle, WC, wash hand basin, tiled walls and floor, chrome towel rail, 2 x Upvc windows to front aspect and linen cupboard.

Bedroom Two
6'9" x 12'2" (2.07 x 3.72)
Originally two bedrooms the current owner has remove the stud wall to make a large bedroom. This would be very easily returned back to two separate bedrooms. Two Upvc windows to rear aspect and two central heating radiators and fitted wardrobes.

Bedroom Three
9'8" x 9'6" (2.97 x 2.90)
Upvc window to rear aspect, central heating radiator and fitted wardrobes.

Bathroom
8'1" x 6'1" (2.48 x 1.87)
Corner suite with centred taps and shower attachment and glazed screen, WC and wash hand basin, chrome towel rail, fully tiled walls and floor, inset spotlights, Upvc window to front aspect.

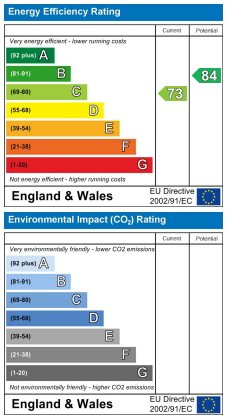
Garage
13'0" x 9'11" (3.98 x 3.04)
Double garage with two electric roller doors, electric car charging point, loft access to boarded loft space.

Front Garden
Shaped lawn with double driveway

Rear Garden
Paved patios, terraced garden with mature shrubs.

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

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