

# GILMORE ESTATES

Property Sales & Lettings



£315,000

, Heather Lea Lane, , Prudhoe, , NE42 5QR

# 16 Heather Lea Lane, Prudhoe, NE42 5QR

Heather Lea Lane, Prudhoe, this extended detached house offers a perfect blend of space and comfort for family living. With four well-proportioned bedrooms, this property is ideal for those seeking a generous family home.

Upon entering, you are greeted by a welcoming reception room that sets the tone for the rest of the house. The heart of the home is undoubtedly the large, spacious dining kitchen, which provides an excellent space for family meals and entertaining guests. The additional family room extension enhances the living space, offering a versatile area that can be tailored to your needs, whether it be a playroom, study, or simply a cosy retreat.

The property boasts two bathrooms, ensuring convenience for busy family life. The layout is thoughtfully designed to maximise both space and functionality, making it an essential viewing for anyone in search of a family home in a peaceful setting.

## Entrance Hallway

5'4" x 7'7" (1.63 x 2.32)

Composite entrance door to hallway, Upvc window to side access, central heating radiator, Karndean flooring and stairs to first floor.

## Lounge

14'1" x 11'3" (4.30 x 3.43)

Upvc window to front aspect and central heating radiator.

## Dining Kitchen

9'5" x 23'3" (2.88 x 7.10)

Glossy grey wall and base units with contrasting laminate work surfaces, integral oven and Induction hob with extractor fan, integrated fridge / freezer, plumbed for washing machine, inset spotlights and central heating radiator.

## Inner Hallway

2'9" x 7'9" (0.86 x 2.37)

Composite door to side access, door to garage, central heating radiator and laminate wood flooring.

## Cloaks WC

5'2" x 2'11" (1.60 x 0.90)

WC, pedestal wash hand basin, tiled splashbacks and chrome heated towel rail.

## Family Room

9'11" x 11'10" (3.03 x 3.63)

Upvc window to rear aspect, composite door to rear garden, to Velux windows, laminate wood flooring and central heating radiator.

## First Floor Landing

8'3" x 6'3" (2.54 x 1.91)

Airing cupboard with central heating radiator, and loft access to partial boarded loft.

## Bedroom One

14'1" x 8'9" (4.30 x 2.69)

Upvc window to front aspect, fitted wardrobes and central heating radiator.

## Ensuite

3'8" x 9'10" (1.14 x 3.02)

Fully tiled shower cubicle, WC, wash hand basin set into vanity unit, heated duel control towel rail, inset spotlights fully tiled walls and floor, and Upvc window to front aspect.

## Bedroom Two

8'4" x 14'9" (2.56 x 4.50)

Upvc window to front aspect with views, fitted wardrobes and central heating radiator.

## Bedroom Three

8'10" x 7'6" (2.70 x 2.29)

Upvc window to rear aspect with views and central heating radiator.

## Bedroom Four

9'0" x 7'8" (2.76 x 2.34)

Upvc window to rear aspect with views and central heating radiator.

## Bathroom

6'2" x 6'2" (1.90 x 1.88)

White suite comprising of bath with electric shower over and glazed screen, WC, pedestal wash hand basin, laminate splashback, tiled effect laminate flooring, chrome heated towel rail, inset spotlights and Upvc window to rear.

## Garage

16'9" x 8'1" (5.12 x 2.48)

Electric roller door, light, electric and door to rear hallway.

## Front External

Extended block paved driveway for 4 cars leading to single garage.

## Rear Garden

Fully enclosed with access to both sides, Percaline paved patio and lawn with raised borders.

## 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

