



The Market Is  
**Moving** Again!

Kirkley, NE20 0AJ

**FINE** LIVING

# Kirkley, NE20 0AJ

£825,000

Kirksyde is a superbly presented 7 - 8 bedrooomed detached house situated within this superb rural location with gardens extending to circa 0.5 of an acre, yet conveniently located for access to surrounding towns and villages including Morpeth and Ponteland and within commuting distance of Newcastle upon Tyne and the International Airport. Extended and considerably improved by the current owners, the property, originally built in the 1920's enjoys views to all sides of surrounding countryside. With oil fired central heating and sealed unit double glazing the accommodation has many features and comprises briefly:- Spacious reception hall with lovely fireplace, inner hall with cloakroom/wc, 20' living room leading to conservatory, 20' dining room with magnificent open fireplace, particularly spacious breakfasting kitchen created from two rooms, utility room, 17' study, bathroom/wc, first floor landing, 23' master bedroom with en suite bathroom including a corner Jacuzzi bath, 2nd bedroom also with en suite bathroom, and bedroom three with en suite shower room and private study, two further bedrooms and family bathroom/wc. The second floor has two further bedrooms along with an additional sitting room, breakfasting kitchen and bathroom/wc, making it ideal for use as a granny/staff flat or guest suite. Along with good sized south/west facing gardens, the property is approached via electrically operated gates, there is a detached double garage with electric doors, 27' pool room with Jacuzzi hot tub and twin spa and additional container

ideal as a workshop with its own shower room/wc. This superb property will be of interest to the discerning family purchaser and early details inspection is highly recommended.

**RECEPTION HALL** 17' 0" (5.18m) x 13' 11" (4.24m) with double entrance doors and double glazed window to side, the focal point of this room is the lovely marble fireplace with cast iron insert, corniced ceiling and picture rail, exposed polished wood floor.

**INNER HALL** Exposed polished wood floor, corniced ceiling, stairs leading to first floor landing.

**CLOAKROOM/WC** fitted with low level wc., wall mounted wash hand basin, part tiled walls.

**SITTING ROOM** 20' 6" (6.25m) x 12' 0" (3.66m) coved ceiling, two space saver central heating radiators, double glazed window to rear, double doors to –

**CONSERVATORY** 12' 9" (3.89m) x 12' 6" (3.81m) double glazed windows and doors to side.

**DINING ROOM** 20' 2" (6.15m) x 13' 11" (4.24m) magnificent open fireplace with superb and ornate cast iron insert within beautiful marble surround and twin column detailing, corniced ceiling, dado rail, exposed

polished wood floor, picture lights, two double central heating radiators, double glazed windows to side and front.

**LOBBY** with storage cupboard and double glazed window to front.

**BREAKFASTING KITCHEN** 18' 11" (5.77m) x 12' 0" (3.66m) plus 19' 4" (5.89m) x 10' 11" (3.33m) very well fitted with an extensive range of wall, base and display units with inset 1.5 bowl stainless steel sink unit to round edged work surfaces and tiled surrounds, integral dishwasher, fridge and freezer with matching doors, extractor hood over cooker area, space saver central heating radiator, central heating boiler, cupboard housing hot water cylinder, four double glazed windows to side, double glazed window and door to rear.

**UTILITY ROOM** 10' 5" (3.18m) x 7' 0" (2.13m) stainless steel sink unit with cupboard over, round edged work surfaces with tiled surround, plumbing for dishwasher, cloaks rail.

**STUDY** 17' 2" (5.23m) x 9' 11" (3.02m) central heating radiator concealed within decorative panel, double glazed window to front.

**REAR HALL** double glazed window to rear.



**BATHROOM/WC** fitted with a suite in white comprising low level wc., pedestal wash hand basin, panelled bath with mains shower over, fully tiled walls, space saver central heating radiator.

**FIRST FLOOR LANDING** shelved linen cupboard, double glazed window to front and door with stairs leading to 2nd floor landing.

**BEDROOM ONE** 23' 0" (7.01m) x 18' 6" (5.64m) max 'L' shaped and split level, corniced ceiling, his and hers double wardrobes with mirror fronted sliding doors, two double central heating radiators, two double glazed windows to side, double glazed picture window to rear with lovely open views.

**EN SUITE BATHROOM/WC** fitted with contemporary suite in white with modern chrome fittings, low level wc., wall mounted wash hand basin and corner Jacuzzi bath with separate shower attachment, double central heating radiator, fully tiled walls and double glazed window to side.

**BEDROOM TWO** 18' 9" (5.72m) plus 11' 5" (3.48m) plus inner hall with fitted wardrobes, corniced ceiling, double central heating radiator, double glazed windows to side and rear.

**EN SUITE BATHROOM/WC** with three piece rope twist design suite in white comprising low level wc., pedestal wash hand basin and double ended bath with electric shower over, towel rail/radiator, fully tiled walls.

**BEDROOM THREE** 15' 5" (4.7m) x 9' 10" (3m) double central heating radiator, picture rail, double glazed window to side, access to **STUDY** 9' 11" (3.02m) x 5' 2" (1.57m) window to side with secondary glazing to front.

**EN SUITE SHOWER ROOM/WC** fitted with low level wc., vanity unit with inset wash hand basin with mirror

over and tiled splashbacks, fully tiled double shower cubicle with electric shower unit.

**BEDROOM FOUR** 13' 7" (4.14m) x 14' 0" (4.27m) max., corniced ceiling, double central heating radiator, double glazed window to front.

**BEDROOM FIVE** 13' 11" (4.24m) x 9' 11" (3.02m) picture rail, double central heating radiator, double glazed window to front.

**BATHROOM/WC** fitted with four piece rope twist design bathroom suite in white comprising low level wc., bidet, pedestal wash hand basin with recessed mirror over, double ended spa bath with shower over and shower screen, central heating radiator, inset spotlights to panelled ceiling.

**SECOND FLOOR LANDING** central heating radiator, Velux double glazed rooflight to front. The second floor would make an excellent flat for a guest, relative or staff.

**LOUNGE** 15' 0" (4.57m) x 12' 2" (3.71m) restricted height ceiling, central heating radiator, Velux double glazed rooflight opening out onto Juliet balcony.

**BREAKFASTING KITCHEN** 14' 1" (4.29m) x 8' 8" (2.64m) restricted height ceiling, range of units with inset stainless steel sink unit to round edged work surfaces, four ring hob, central heating radiator, double glazed window to side.

**BEDROOM SIX** 15' 4" (4.67m) x 12' 5" (3.78m) restricted height ceiling, central heating radiator, Velux double glazed rooflights to side and rear.

**BEDROOM SEVEN** 15' 11" (4.85m) x 14' 3" (4.34m) restricted height ceiling, central heating radiator, built-in wardrobes with mirror fronted sliding doors, Velux double glazed rooflight to side.

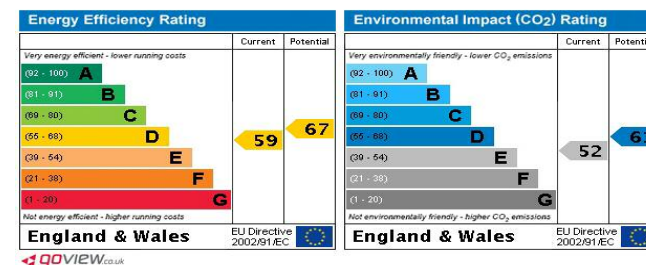
**BATHROOM/WC** fitted with a suite in white comprising low level wc., pedestal wash hand basin, inset bath with electric shower over, fully tiled walls and floor, central heating radiator, Velux double glazed rooflight to front.

**DOUBLE GARAGE** detached with electric up and over door, electric lights and power points.

**POOL ROOM** 27' 2" (8.28m) x 10' 8" (3.25m) fitted with Jacuzzi/hot tub and swim spa.

**ADDITIONAL CONTAINER** making an excellent workshop with shower room/wc.

**EXTERNALLY** The garden extends to circa 0.5 of an acre. The property is approached via a pillared entrance with electric wrought iron gates, driveway leads to the garage and parking area. The main garden to the front of the garden is south facing and has block paved patio, decked area, large lawns with well stocked borders housing a variety of plants, shrubs and flowers, making it ideal for family use. The property is surrounded by open countryside.



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**Important Note:** None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.











