



Kidderminster Drive | Chapel Park | NE5 1TZ

Offers Over £195,000

 **2**  **1**  **1**

Gorgeous, Light and Airy Semi-Detached Bungalow

Delightful Westerly Aspect to the Rear Garden

Not Directly Overlooked to the Rear

Impressive Hallway, Spacious

Family Kitchen with Appliances, Access to Garage

Two Bedrooms. Principal with Fitted Wardrobes

Conservatory/Garden Room

Lovely Garden with Lawn, Mature Borders & Patio

**ROOK
MATTHEWS
SAYER**

A gorgeous, light, and airy, semi-detached bungalow on this highly sought after street. Enjoying a delightful, Westerly aspect to the rear garden, which is enclosed with mature, privacy hedging, well stocked borders, lawn, and patio. Not directly overlooked to the rear either, ensuring you can enjoy your time when the sun is out! With a spacious hallway, generous lounge, fitted kitchen with access through to the garage and out to the garden area. Two bedrooms, the principal bedroom with fitted wardrobes, contemporary and stylish shower room. There is also a double glazed conservatory accessed from the garden providing a great space for reading, a glass of wine or simply enjoying the garden views! There is a garden to the front, long driveway providing parking for potentially two/three cars and a garage. The bungalow also benefits from no onward chain!

Excellent location with the bungalow benefiting from close proximity to public transport links, making commuting a breeze. Additionally, local amenities are just a stone's throw away, ensuring convenience for everyday essentials.

This property is a testament to comfortable and convenient living. Its warm and welcoming ambiance, combined with its prime location, makes it an excellent choice for home buyers.

Hall
Central heating radiator and laminate flooring.

Lounge 16' 10" Max x 11' 9" Max (5.13m x 3.58m)
Double glazed window to the front, central heating radiator, television point and laminate flooring.

Kitchen 9' 2" Plus door recess x 7' 7" Plus door recess (2.79m x 2.31m)
Fitted with a range of wall and base units with work surfaces over, tiled splash back, stainless steel sink with mixer tap and drainer, integrated hob with oven below and extractor hood over, central heating radiator, laminate flooring, double glazed window and door leading to the rear and door to garage.

Shower room/W.C
Fitted with a low level w.c, pedestal wash hand basin, shower cubicle, heated towel rail, cupboard housing central heating boiler and a double glazed window.

Bedroom One 12' 6" Max x 9' 11" Plus wardrobes (3.81m x 3.02m)
Double glazed window, laminate flooring, central heating radiator and fitted wardrobes.

Bedroom Two 9' 2" x 8' 3" (2.79m x 2.51m)
Double glazed window to the front and a central heating radiator.

Conservatory 8' 8" x 7' 9" Plus door recess (2.64m x 2.36m)
Double glazed windows and door to rear garden.

Externally

Front Garden
Paved drive leading to the single garage, lawn area with gravel boarders.

Rear Garden
Enclosed lawn garden with mature shrubs, gravel boarders, and paved seating area.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains – Gas
Broadband: Fibre to cabinet
Mobile Signal Coverage Blackspot: No
Parking: Driveway and garage

MINING

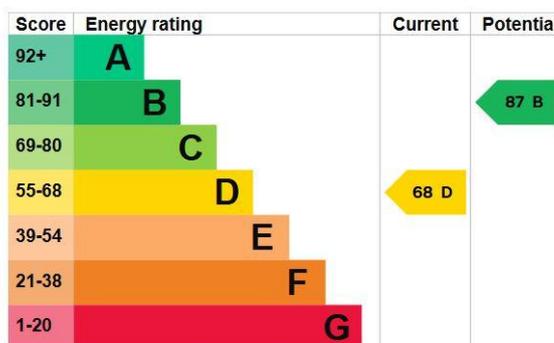
The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
Length of Lease: 999 years from 1970
Ground Rent: £12 per annum

EPC RATING: D
COUNCIL TAX BAND: C

WD8229/16.04.2025/BW/EM/V.2





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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.