

3 APPERLEY ROAD

Stocksfield | Northumberland



rare!
From Sanderson Young

3 Apperley Road

Stocksfield | Northumberland | NE43 7PD

Unique development opportunity to purchase a circa 1 acre plot with planning for a 7263 sq ft detached house - rarely is such a private site available within the Stocksfield area, especially on such a prime road.

Price: £625,000

- Private 1 acre plot with beautiful views
- Versatile accommodation over 3 floors
- Open plan kitchen & garden room
- Formal dining room, bar and man cave
- State of the art cinema room; luxurious snug
- Luxury wellness suite

This architect designed stunning family home is set over three floors, offering generous and well proportioned accommodation and social spaces, designed with easy, family living at the core, making it a perfect choice for your new home. The house flows effortlessly through versatile living spaces, with touches of luxury incorporated throughout.

Envision Design Group keep green credentials at the forefront for all of their properties which means that this Smart home comes with solar panels, air-source heat pumps, underfloor heating, and two electric car charging points: one within the garage and one externally. All technologies can be fully controlled remotely to fit in with today's busy lifestyles. The property can be secured by a full external Smart CCTV system with multiple cameras and remote access.

Envision Design Group would be happy to project manage the build for any new purchaser, and their Interior Design Team will delightfully create a fantastic family home for you.

The grand entrance with double doors leads to a bespoke staircase with built in wine storage. Leading off to the left is a state of the art home cinema, fully equipped with tiered seating and a built-in bar. Leading off to the right is a cosy and luxurious snug. Leading forward from the entrance, accessed by two fully glazed doors, is the open plan kitchen, dining and garden room, leading onto the formal dining room and bar and man cave area.

To the first floor, are four double bedrooms, all with dressing rooms and en suite bath/shower rooms, and two with balconies. There is also a family bathroom.

To the second floor is a fifth double bedroom with en suite bathroom, and a large study/home office.

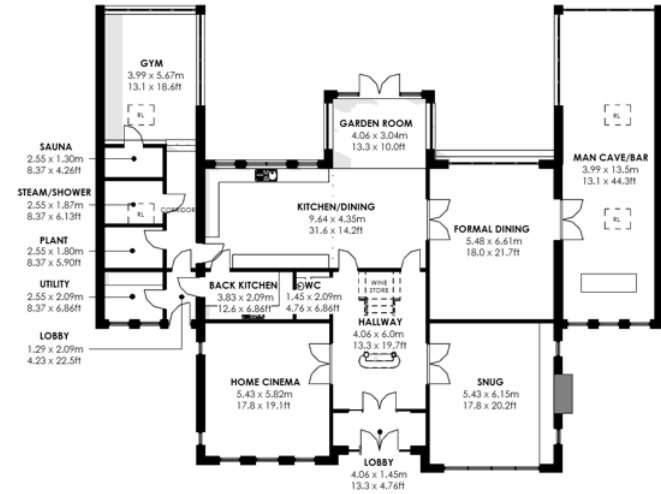
Externally, this stunning home is approached along a private road, with sensor activated lights leading to secure electronic gates, with remote control and keypad entry with intercom. The gates open to an extensive Tarmac driveway with additional car parking for up to four vehicles. Upon entering the drive, the ground floor is accessed from a feature external staircase up to a grand double entrance. The property benefits from two entrances, firstly through a grand set of double doors leading into the welcoming foyer and then a secondary family entrance, which leads into the main house via the utility room.



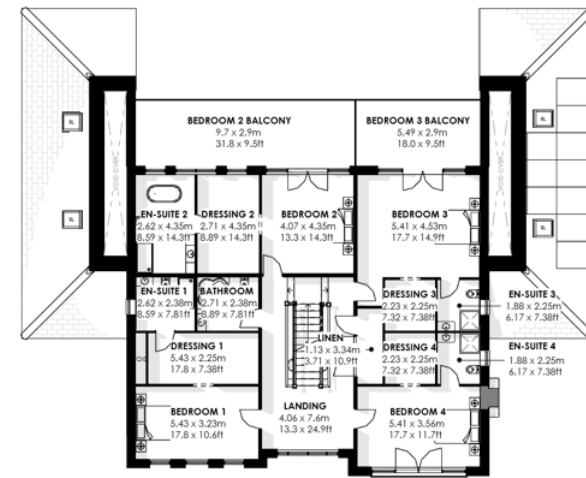


**3 APPERLEY ROAD (REBUILD),
STOCKSFIELD**

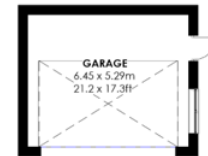
TOTAL BUILDING FLOOR AREA
APPROX 654 m²/7040 ft²



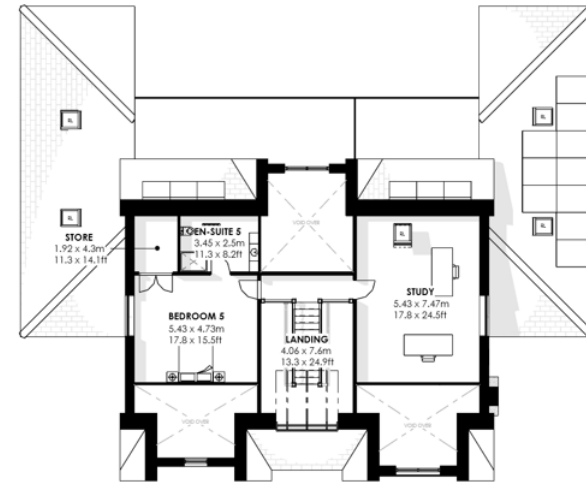
GROUND FLOOR
APPROX 317 m²/3412 ft²



FIRST FLOOR
APPROX 231 m²/2486 ft²



GARAGE (GROUND FLOOR)
APPROX 34 m²/366 ft²



ATTIC FLOOR
APPROX 106 m²/1141 ft²

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