

EMMATT



RUNDLE

ESTATE AGENTS

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**35 SANDRINGHAM WAY, NEWFIELD, C-L-S
DH2 2FE**

3 Bed Detached * En-Suite & GF WC * South Facing Rear Garden
(EPC RATING C)

£195,000

DESCRIPTION

A family sized three bedroom detached house on a superb site within this popular development with a large well-stocked private rear garden enjoying a sunny southerly aspect together with a long block paved driveway providing ample parking leading to garage with EV charging point. There are a number of attractive features including spacious lounge, well-appointed kitchen/dining room with French doors to garden, ground floor cloakroom/WC, and master bedroom with En-suite. There is the benefit of gas central heating via recently installed combination boiler and UPVC double glazing.

TENURE

Freehold

DIRECTIONS

From the north end of Front Street, turn left at the market place traffic lights and continue over the Tesco roundabout, continue on this road and take the next right turn onto Burnthouse Bank heading towards Newfield, take the fourth right onto Sandringham Way then turn left, the property is on the left as you reach the first corner.

GROUND FLOOR

ENTRANCE HALL

Composite door, spindle staircase, storage cupboard, laminate flooring, radiator



CLOAKROOM

WC, hand basin, extractor fan, radiator



LOUNGE

12'10" (3.91m) x 12'3" (3.73m)
Feature fireplace, roller blind, radiator

KITCHEN/DINING ROOM

17'3" (5.26m) x 9'3" (2.82m)
Full range of wall & base units in high gloss, co-ordinating worksurfaces, integrated oven & hob, stainless steel backsplash, stainless steel tower cooker hood, stainless steel sink unit, mixer tap, laminate flooring, radiator, French doors to garden



FIRST FLOOR

BEDROOM 1

12'11" (3.94m) x 10'9" (3.28m)
Roller blind, radiator



EN-SUITE

WC, hand basin, shower cubicle with
chrome combi shower, part ceramic tiled,
radiator

BEDROOM 2

9'6" (2.90m) x 9'6" (2.90m)
Radiator



BEDROOM 3

9'6" (2.90m) x 8'2" (2.49m)
Roller blind, radiator

BATHROOM

WC, hand basin, bath, part tiled walls, extractor fan, roller blind, radiator



EXTERNAL

GARAGE

Electric vehicle charging point, power & light, side door to garden

PARKING

Long block paved driveway

GARDENS

Lawned front garden with shrubs. Private enclosed rear garden enjoying a sunny southerly aspect with patio, lawn and decked area

GENERAL

Energy efficient solar panels.

VIEWING

By appointment through Emmatt Rundle



35 Sandringham Way

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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