



**12 Painshawfield Road**  
Stocksfield, NE43 7EA

**youngsRPS** 

# 12 Painshawfield Road Stocksfield NE43 7EA

This beautifully extended and refurbished four/five-bedroom, semi-detached house nestled in sought after Painshawfield Road in the heart of the village of Stocksfield.

- Four-five bedroom
- Semi-detached
- Extended & refurbished
- Front & rear gardens
- Driveway parking
- Garage
- Village location
- Energy Efficiency Rating D

**youngsRPS** 

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### DESCRIPTION

Upon entering, you'll be greeted by a spacious and inviting atmosphere, perfect for accommodating the needs of a growing family. The property has been thoughtfully designed and meticulously renovated and extended showcasing a blend of contemporary style and practicality.

The property enjoys full double glazing and gas fired central heating to radiators, gardens to the front and rear and driveway parking leading to a single garage.

The front door opens into a reception hall with staircase leading to the first floor, window to the side elevation and wood laminate flooring. Sitting room having a square bay window to the front elevation, timber fireplace with cast iron inset, housing an open fire, shelving and storage to both alcoves. The heart of this home lies in its well-appointed kitchen and family room which then leads to a conservatory. The kitchen has an excellent range of wall and base cabinets featuring sleek countertops and laminate flooring, stainless steel sink unit and drainer with mixer tap over, integral dishwasher and fridge, rangemaster gas cooker, it is the ideal setting for cooking and entertaining. Utility room with wall and base cabinets, plumbing for washing machine, wall mounted boiler, external door to garden, cloakroom with corner hand basin, WC. The family room has access to the conservatory which has a door leading to patio and enjoys views of the garden.

To the first floor there is a split landing, generously sized principal bedroom with dual aspect window, en suite bathroom comprising of panelled bath with central taps, corner shower unit,



pedestal hand basin, WC and frosted glass window. Two bedrooms to front elevation, a bedroom situated to the rear elevation having staircase leading to the loft room with two Velux windows. Family bathroom with panelled bath, hand basin set into a vanity unit, WC, contrasting tiling to walls.

To the front elevation there is a block paved driveway leading to the garage, the garden is mainly laid with gravel with mature borders to the rear the garden is laid to lawn with mature borders and shrubs, paved patio, timber shed, side access to the front elevation.

### LOCATION

Situated in the sought after village of Stocksfield, the property is located close to the local shops, GP practise and garage with and a full range of retail and leisure facilities as well as major supermarkets available in the Town centre of Prudhoe about 4.5 miles away and Hexham 10.5 miles away. Stocksfield train station offers additional public transport links, for the commuter rail services west to Carlisle and east to Newcastle Upon Tyne are regularly available in addition to the excellent road networks via the A68 and A69 dual carriageway.



### SERVICES

Mains gas, electricity, water and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water.

### CHARGES

Northumberland County Council Tax Band E

### FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment 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. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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