



## Plot 13 Gilbert Grange

Kirkwhelpington, Newcastle Upon Tyne, NE19 2RW

youngsRPS 

**Plot 13**  
**Gilbert Grange**  
**Kirkwhelpington**  
**Newcastle Upon Tyne**  
**NE19 2RW**

**Guide Price: £225,000**

A modern three bedroom semi-detached property, situated in the picturesque village of Kirkwhelpington on the exclusive Gilbert Grange development.

- Three bedrooms
- Semi-detached house
- High specification
- Picturesque village location
- Exclusive development of 17 properties
- Available now



Youngs Hexham 01434 608980





## DESCRIPTION

The Sweethope is a modern and generous three-bedroom semi-detached house. The ground floor features a bright and spacious lounge, with integrated tv wall featuring a stylish electric fire. The lounge leads through to an open-plan kitchen diner comprising of modern shaker style wall and base units with complimentary work surfaces incorporating integrated fridge freezer, dishwasher, induction hob and electric double oven along with plumbing for a washing machine. French doors lead out to the rear garden. Completing the ground floor is a WC with wash hand basin.

On the first floor there are two double bedrooms, with the master bedroom benefitting from fitted wardrobes. The contemporary family bathroom is fitted with a panelled bath with overhead shower, wash hand basin and WC.

Externally the property benefits from a garden to the rear which is mainly laid to lawn with patio and parking for one car to the front.

## LOCATION

Situated in the picturesque village of Kirkwhelpington and surrounded by open countryside, Gilbert Grange offers an exclusive range of 17 homes including two bedroom bungalows, two, three and four bedroom semi-detached and detached homes.

The peaceful setting offers homeowners a chance to live an enviable rural lifestyle, whilst remaining well connected to neighbouring towns as well as Newcastle City Centre.

The Memorial Hall located on the pretty village green is a hive of activity offering a youth club, toddler group, art club, bowls club and post office. Socialising is easy with a range of pubs and restaurants close by including the renowned 'Badger' in Ponteland.

You can make the most of the idyllic countryside with a host of outdoor pursuits on your doorstep. Northumberland National Park is only 15 minutes' away by car, with the beautiful Sweethope Loughs less than 10 minutes away.

Ideal for commuters Newcastle City Centre is accessible by car in just over 30 minutes and Newcastle International Airport a 20 minute drive away.

## SERVICES

Mains electricity, and water drainage are connected along with LPG gas heating the radiators and domestic hot water.

## CHARGES

Freehold property.

Service charge is estimated to be £195.20 per annum.

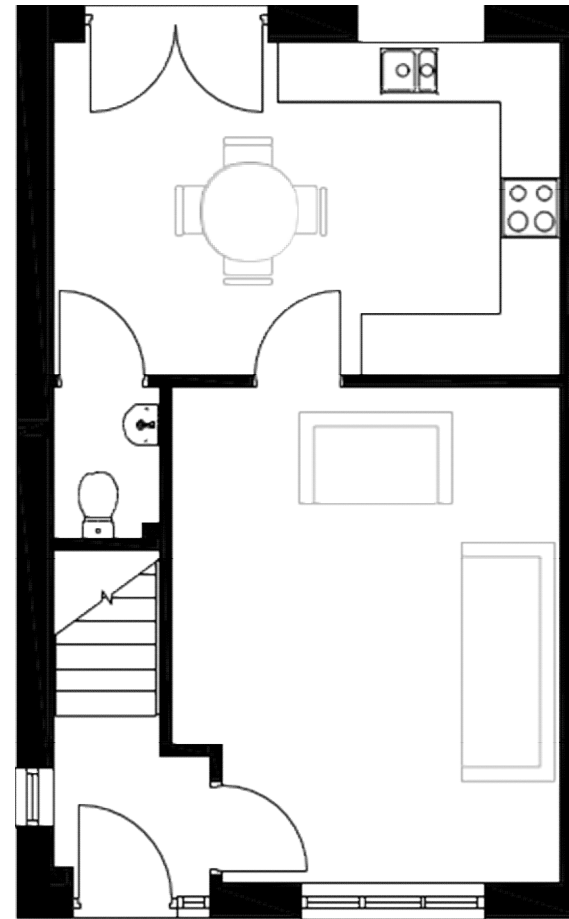
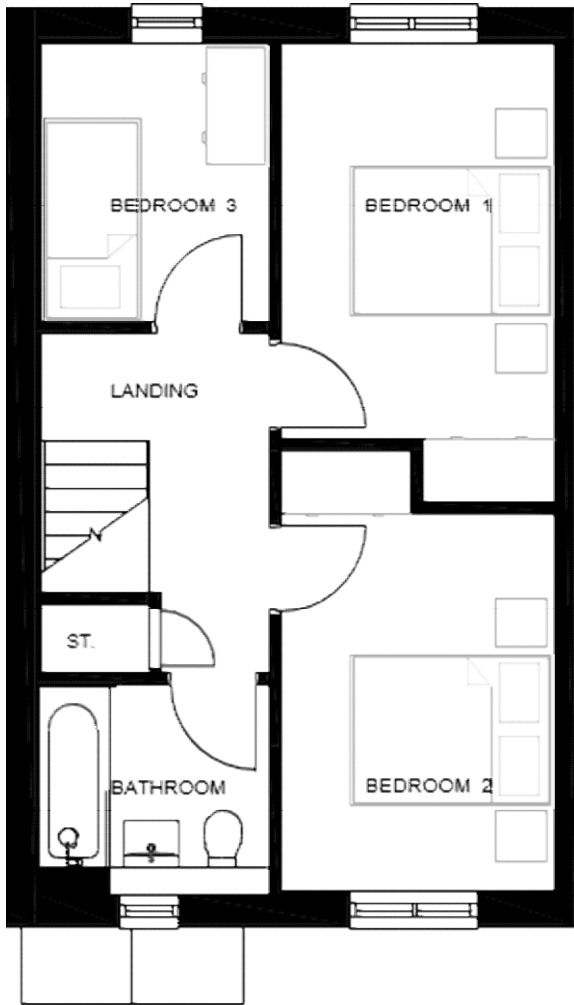
## VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

## 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.



R201

General: 01609 773004  
Land Agency: 01609 781234

northallerton@youngsrps.com

General: 01740 617377  
Land Agency: 01740 622100

sedgefield@youngsrps.com

General: 0191 261 0300

newcastle@youngsrps.com

General: 01434 608980  
Land Agency: 01434 609000

hexham@youngsrps.com

General: 01387 402277

dumfries@youngsrps.com