



## Tyneford, 5 The Terrace | Ovingham | Northumberland | NE42 6AJ

A beautifully presented and extended Victorian 3 bedroom terraced house set within a conservation area overlooking St Mary's church in the heart of the village. Blending period features with contemporary fittings, the accommodation is set over two floors with the option to extend into the loft (subject to consent) and briefly comprises: entrance vestibule, hallway, lounge to front, sitting room to rear, extended dining area leading to the newly installed kitchen, landing, first floor master bedroom with en-suite shower room, two further bedrooms and a family bathroom. To the exterior there is a lawn garden to the front, a self-contained yard plus a lawn garden, large driveway and detached double garage beyond a private lane to the rear. Virtual tour available.

£425,000

- Victorian 3 bedroom terraced house
- Gardens to front and rear
- Detached double garage and large driveway
- Scope to extend into the loft (subject to consent)
- Lounge, sitting room plus a separate dining area



## Property Description

### ENTRANCE LOBBY

3' 8" x 3' 9" (1.14m x 1.15m) Glazed entrance door, rush matting, dado rail, ceiling comice and glazed door to hallway.

### HALLWAY

Oak flooring, dado rail, wall lights, sculpted corbels and ceiling cornice. Central heating single radiators, telephone point, staircase with mahogany turned newel post and spindles gives way to the first floor accommodation. Beneath the stairs are three doors which open to reveal an under-stair storage cupboard which houses plumbing for a washing machine, space for a tumble dryer, a laminate worktop and storage cabinet.

### LOUNGE

13' 11" x 14' 7" (into alcove) (4.25m x 4.46m) Located to the front of the property with large secondary glazed sash windows overlooking the garden with original timber panelling beneath.

Traditional period style black marble fireplace, cast iron inlay and decorative tiled inset with an open fire, hearth and brass fender. Ceiling comice, central heating double radiator and a telephone and TV aerial point.

### SITTING ROOM

13' 10" x 9' 4" (to alcove cabinet) (4.22m x 2.86m) Located to the rear with secondary glazed sash window, traditional period style Pine fireplace, cast iron inlay and decorative tiled inset with an open fire, hearth and brass fender. Built in storage cupboard with shelving to one alcove, to the other is a craftsman built unit with base storage cupboard and display shelving above. Wall lights, ceiling comice, TV aerial point and a central heating double radiator.

### DINING ROOM

14' 6" x 11' 11" (4.44m x 3.65m) Located to the rear beyond the hallway, an extended room with double glazed folding doors which can fully open to gain access to the yard. Amtico flooring, large statement chrome central heating radiator, inset

spotlights to the ceiling, telephone point and an opening to the kitchen.

### KITCHEN

12' 3" x 8' 7" (3.75m x 2.62m) A recently installed kitchen featuring a range of wall and base units in solid Ash finished in inky green. Concealed surface lighting onto polished quartz worktops and upturns. Integrated fan assisted oven/grill with induction hob. Integrated appliances include a microwave, dishwasher, fridge and freezer. 1.5 under mounted sink with mixer tap. Amtico flooring, inset LED spotlights, two uPVC double glazed windows.

### FIRST FLOOR

### HALF LANDING

Steps to half landing, dado rail, moulded corbels and comice, secondary glazed sash window and door leading to the bathroom.

## BATHROOM

11' 0" x 7' 9" (3.36m x 2.38m) A contemporary Duravit white suite featuring a large curved corner bath with centre filler and overflow. Separate glazed shower enclosure with mosaic tiled wet room floor, mains-fed Villeroy & Boch rain shower plus hand-held shower head. Wall mounted half-pedestal wash basin with integrated twin towel rail and an illuminated mirror over. Close coupled WC, part tiled walls and an under-floor heated tiled floor, chrome electric towel radiator, built-in airing cupboard housing the gas central heating boiler, inset spotlights and twin speaker built-in remote radio to the ceiling and a secondary glazed sash window.

## MAIN LANDING

Dado rail, large built in storage cupboards with hanging rail and shelving. Mahogany balustrade with turned spindles, sculpted corbels and cornice.

## MASTER BEDROOM (TO THE FRONT)

13' 11" x 11' 2" (into alcove) (4.25m x 3.41m) Located to the

front with secondary glazed sash window, central heating double radiator, moulded cornice, telephone point, wall lights to an arched alcove and twin doors which open to the en-suite.

## EN-SUITE

3' 9" x 11' 7" (1.16m x 3.54m) Fitted with a range of Villeroy & Boch sanitary ware that includes a glazed shower enclosure with rain shower head, additional hand held shower head, large wall mounted wash basin with soft closing base storage drawer and an illuminated mirrored cabinet over. Saniflo WC with concealed cistern, electric chrome towel radiator, hated tiled floor, matching partly tiled walls, extractor fan and inset spotlights.

## BEDROOM 2 (TO THE REAR)

9' 10" x 11' 8" (into alcove) (3.00m x 3.56m) Located to the rear with secondary glazed sash window, central heating single radiator, moulded cornice and a loft access hatch with pull down loft ladder providing access to the loft space.

## BEDROOM 3 (TO THE FRONT)

9' 10" x 7' 4" (3.02m x 2.24m) Located to the front with a secondary glazed sash window, craftsman fitted base unit, drawers and counter top. Moulded cornice, telephone point and a central heating double radiator.

## LOFT SPACE

27' 9" (into eaves) x 18' 11" (maximum) (8.47m x 5.78m) A large space currently accessed via a loft ladder from bedroom 2. The area has been fully boarded, carpeted, plastered and decorated with power points, lighting, two Velux double glazed windows. Subject to planning this space has the potential to be converted fully into useful living accommodation, with room for two further bedrooms or perhaps a large master with en-suite (subject to necessary planning and building consent).

## EXTERNAL

## TO THE FRONT

A lawn garden with dovecote, an external electric socket and a





cold water supply tap

#### TO THE REAR

Self-contained yard with lighting, external electric sockets and a cold water supply tap. uPVC door opens to a private lane. Beyond which are timber gates giving access to a large concrete patterned driveway suitable to accommodate four vehicles, lawn and detached garage. Enclosed by timber fencing.

#### DOUBLE GARAGE

19' 0" x 18' 5" (5.80m x 5.62m) A substantial brick built with pitched roof double garage with remote electric roller door, power points and lighting.

#### HEATING

Gas central heating via boiler and radiators.

#### GLAZING

Half of the windows are original sash style glazed with Everest

installed secondary glazing. The remainder are double glazed.

#### ENERGY EFFICIENCY

EPC rating D (56). Please speak to a member of staff for a copy of the full Energy Performance Certificate

#### VIEWING

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. If you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the Covid-19 virus.

#### MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit

funds, proof of available cash and full chain details including selling agents and solicitors down the chain.

#### DECLARATION

The vendor is related to the agents dealing with the sale of this property.



## Tenure

Freehold

## Council Tax Band

E

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

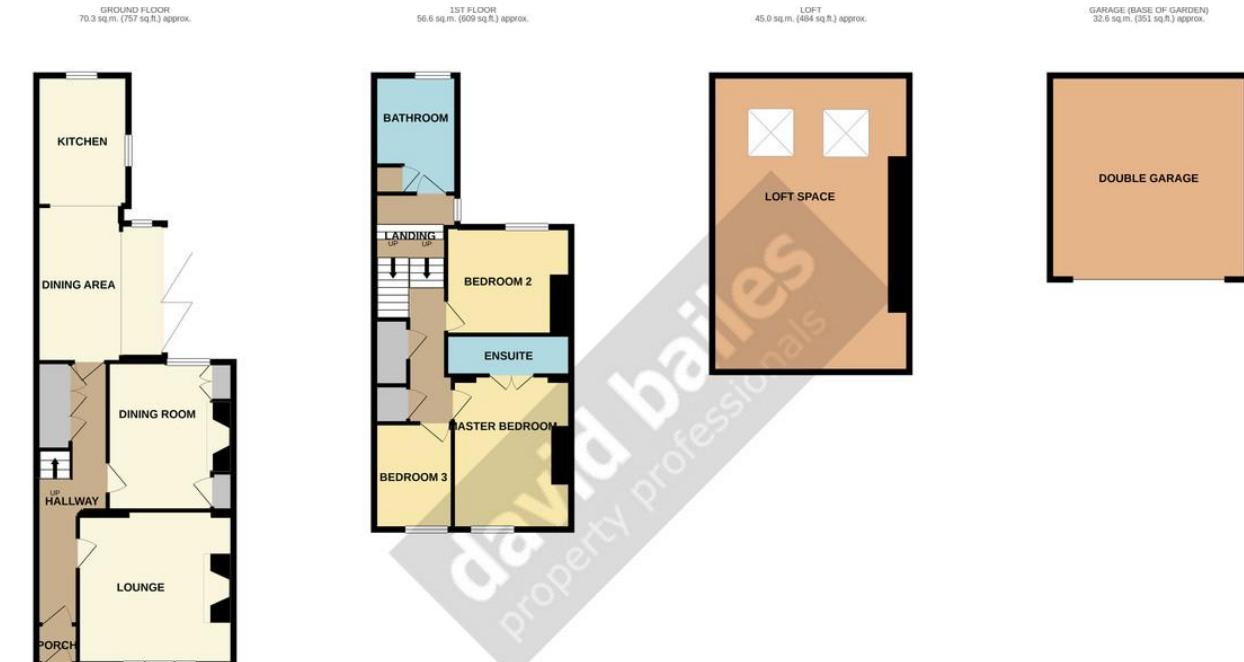
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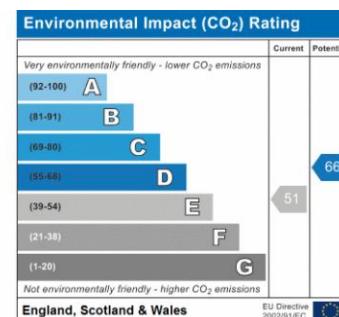
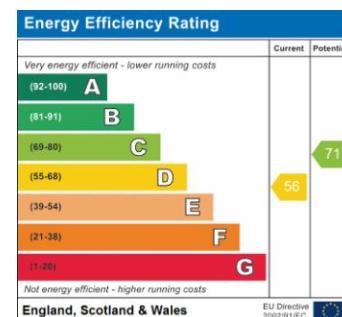
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TOTAL FLOOR AREA: 204.4 sq.m. (2201 sq.ft.) approx.  
Whilst every effort has been made to ensure the accuracy of the above contained floor measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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