



**4 Bedrooms**

Immaculately presented throughout, this impressive four-bedroom detached family home is situated in the highly sought-after area of Cedar Rise, Northside, Birtley, and is proudly offered to the market.

Offering spacious and versatile accommodation, the property is ideally suited to modern family life. A standout feature is the large open-plan kitchen/diner, creating a superb social and entertaining space with plenty of room for family dining and everyday living. The generously proportioned master bedroom benefits from a private en-suite, while three further well-sized bedrooms provide excellent flexibility for family members, guests or home working.

Externally, the property boasts a beautifully landscaped, low-maintenance south-facing rear garden, providing an attractive and private outdoor space ideal for relaxing and entertaining. To the front, a private driveway and garage offer excellent off-road parking and additional storage.

Combining generous living accommodation, a superb open-plan kitchen/diner, attractive outdoor space and a desirable residential location, this exceptional detached home presents an excellent opportunity for families looking for a stylish and well-maintained property in Northside, Birtley.

Early viewing is strongly recommended to fully appreciate the space, presentation and quality this superb family home has to offer.

**Cedar Rise**  
Northside, Birtley, DH3

Offers Over:

**£349,950**

EPC Rating: B



#### **Entrance Hall:**

Enter through doorway into welcoming hallway with neutral walls, carpet to the floor, stairs up to first floor and doors off to lounge, understairs cupboard and kitchen/diner.

#### **Lounge:**

**18'10" x 10' (5.74m x 3.05m)**

The spacious lounge offers ample natural light from the large, double-glazed windows looking out over the front aspect of the property, and features neutral part-panelled walls, carpet flooring and radiator.

#### **Kitchen/Diner:**

**17'1" x 17' (5.2m x 5.18m)**

The stunning open plan kitchen/diner space has been upgraded from new and is complete with neutral base and wall units providing plenty storage and integrated appliances like fridge/freezer, dishwasher, oven, hob and extractor. Sink with mixer tap, radiator and laminate flooring. The room is flooded with natural light from the large double-glazed windows and French doors which lead out into the rear garden.

#### **Utility Room:**

The good-sized utility room is located just off the kitchen and offers matching base and wall units, doorway into w/c and double-glazed door leads out into the rear garden.

#### **Cloak/W/C:**

The very good-sized cloak/w/c features modern wall papered walls, radiator, hand wash basin, w/c and double-glazed window.



For additional information and full photo gallery please visit **[www.jameswinn.co.uk](http://www.jameswinn.co.uk)**



#### **Master Bedroom:**

**13'1" x 12'2" (4m x 3.7m)**

The master bedroom is beautifully presented with neutral walls, carpet flooring, large double-glazed window which floods the space with natural light and radiator. The master bedroom also has access to its own full en-suite.

#### **En-suite:**

The modern en-suite is complete with large double walk-in shower, neutral part-tiled walls, hand wash basin, double glazed window, w/c and towel rail/radiator.

#### **Bedroom Two:**

**15'2" x 9'8" (4.62m x 2.95m)**

The second double bedroom is very generous in size and offers carpet to the floor, neutral walls, ample natural light from the large double-glazed window and central heating radiator.

#### **Bedroom Three:**

**14'6" x 9'11" (4.42m x 3.02m)**

The third double bedrooms features a large double-glazed window looking out over the rear aspect of the property, neutral walls, carpet to the floor and radiator.

#### **Bedroom Four:**

**12'3" x 7'1" (3.73m x 2.16m)**

The fourth good-sized bedroom features double glazed window looking out over the rear garden, neutral walls, carpet flooring and radiator.



#### **Bathroom:**

The family bathroom is complete with neutral part-tiled walls, shower over bath, hand wash basin, towel rail/radiator, w/c and double-glazed window.

#### **External:**

To the rear, the property offers a perfectly landscaped, south facing garden which enjoys full sunlight throughout the day. It provides low maintenance with artificial grass section, decked seating area with Pergola structure, paved pathway and a large summer house. Access down the side of the property allows for bin access to the front. The front, a paved private driveway provides ample parking for multiple vehicles and leads up to the single garage.



#### **Location:**

The Cedars in Birtley, is an exciting new development offering a selection of 3 and 4-bedroom homes designed for modern living. Set in a thriving community beneath the iconic Angel of the North, these contemporary homes are perfectly positioned for those seeking both convenience and connectivity. With easy access to the A1(M) and A19, residents can effortlessly commute to Gateshead, Newcastle, Sunderland, and Durham, making The Cedars an ideal location for professionals and families alike.



**Property Information:**

The following information should be read and considered by any potential buyers prior to making a transactional decision.

We are advised by the seller that the property has mains gas, electricity, water and drainage.

MAINTENANCE/SERVICE CHARGES- Approx £60-£80 per year, not applicable yet.

WATER METER- Yes

PARKING ARRANGEMENTS: Multi Car Driveway and Garage

BROADBAND SPEED: No issues reported by vendor. The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> Broadband Speed Checker - UK's No.1 Broadband Speed Test

ELECTRIC CAR CHARGER- No

MOBILE PHONE SIGNAL: No known issues at the property

NORTH EAST OF ENGLAND- EX MINING AREA: We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

**Disclaimer:****DISCLAIMER**

Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. MORTGAGE ADVICE It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation. This service is available even if you are not buying via ourselves. Written quotations available on request. There is no charge for this service. PLEASE NOTE Please note that all sizes have been measured with an electronic measuring tape and are approximations only. Under the terms of the property mis-descriptions act we are obliged to point out that none of the services described in these particulars have been tested by ourselves. We present these details of the property in good faith and they were accurate at the time at which we inspected the property. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. VIEWING ARRANGEMENTS To arrange an appointment to view this property, please contact us on 0191 4648880, hours are Monday to Friday 9.00a.m. to 5.00p.m, Saturday 9.00a.m. to 12.00p.m

**Tenure** - Freehold

**Viewing** - By appointment through Jill Moore Sales and Lettings



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 92 A      |
| 81-91 | B             | 84 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

For additional information and full photo gallery please visit  
[www.jameswinn.co.uk](http://www.jameswinn.co.uk)

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract