



5 Bedrooms

Jill Moore Estate Agents are delighted to bring to the market this exceptional five-bedroom modern detached family home, situated within the highly sought-after and family-friendly cul-de-sac of Ashdale, Mount Pleasant. Immaculately presented throughout and offering an impressive 2,400+ sq ft of living accommodation, this substantial property combines stylish interiors, quality fixtures and fittings, and generous proportions to create a truly outstanding family home.

The property boasts five spacious double bedrooms, with two benefiting from their own additional living suites. The impressive master bedroom features a large en-suite, while further accommodation includes a convenient downstairs WC and a superb open-plan kitchen, dining and living space. This fantastic family area enjoys an abundance of natural light and opens directly onto the beautifully maintained private rear garden via 2 sets of Bi-fold doors. Externally, the property benefits from a large block-paved driveway, an integral double-length garage and an external electric vehicle charging point, providing excellent parking and storage facilities.

Positioned within one of the area's most desirable cul-de-sacs, this impressive home offers an abundance of space both inside and out, making it ideally suited to modern family living. The property is ideally located for excellent local schooling, including St Robert of Newminster RC School & Sixth Form College and Biddick Comprehensive School. Fatfield Riverside is also within easy walking distance, offering a fantastic choice of riverside walks and attractive outdoor spaces. Excellent transport links are also close by, with convenient access to the A1231, A1(M) and A19, making the property particularly attractive for commuters.

A truly impressive family home offering exceptional space, a fantastic location and excellent access to local amenities, highly regarded schools and beautiful surrounding countryside.

Early viewing is highly recommended to fully appreciate the size, quality and versatility this remarkable property has to offer.

Council Tax Band: F

Ashdale
Mount Pleasant, DH4

Offers Over:

£520,000

EPC Rating: TBA



Porch:

1.53 x 1.02

Composite entrance door, glazed double doors providing access to the internal hallway, fitted welcome mat and alarm control panel.

Hallway:

6.96 x 2.58

A welcoming entrance hallway providing access to the principal rooms, featuring a double-glazed window to the side aspect, useful double cupboard and built-in under-stairs storage. Open-plan staircase, two radiators and a bright, spacious layout.

Cloakroom:

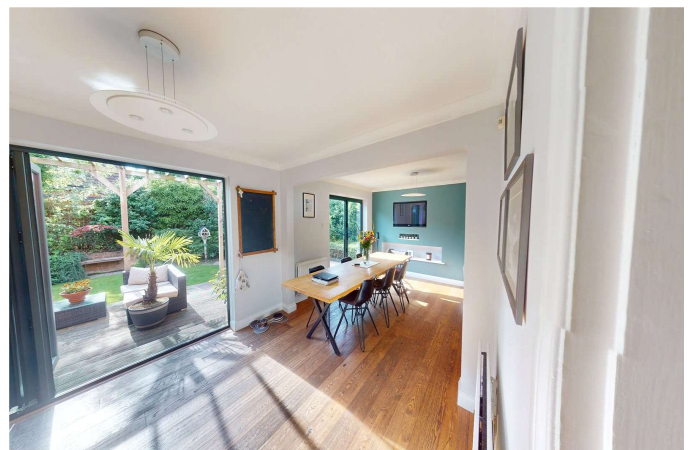
1.67 x 1.48

Contemporary cloakroom comprising of stylish vanity units incorporating a wash hand basin, together with a back-to-wall WC with concealed cistern. Tiled flooring and partially tiled walls complement the modern finish, with further features including a chrome ladder-style heated towel rail and extractor fan.

Living Room:

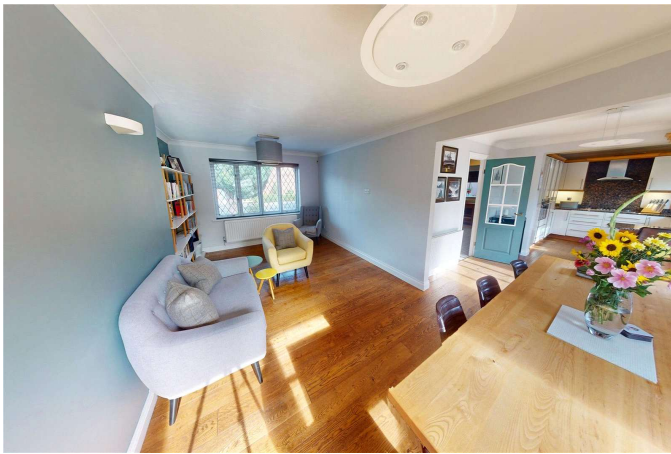
6.17 x 5.11

A bright and generously proportioned family lounge, beautifully presented in neutral tones and offering an excellent principal reception space. The room features a high-efficiency gas fire set within an attractive marble surround, creating a warm and inviting focal point. Four double-glazed windows provide an abundance of natural light, while the impressive dimensions offer ample space for comfortable seating and entertaining. Further benefits include two radiators, fitted carpet and a useful built-in storage cupboard housing the central heating boiler.



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Kitchen/Dining/Family Area:

Open-Plan Kitchen, Dining & Family Area

Kitchen 3.29m x 3.10m

Dining Area 6.69m x 3.10m

Family Area 3.84m x 3.68m

The impressive open-plan kitchen, dining and family area forms the true heart of this exceptional family home, providing a superb space for modern family living, entertaining and relaxing.

The stylish kitchen is fitted with an extensive range of high-quality base, wall and full-height larder units, complemented by beautiful marble worktops and a generous breakfast bar. Integrated appliances include a 900mm electric oven, 900mm six-burner gas hob with chrome and glass extractor, full-height fridge, under-counter freezer, dishwasher and washing machine.

Further features include a one-and-a-half bowl undermounted stainless-steel sink with mixer tap, tiled splashbacks and recessed spotlights to the kitchen area, providing excellent task lighting and enhancing the contemporary finish.

Engineered timber flooring runs throughout the kitchen, dining and family areas, creating a stylish and cohesive finish across this impressive open-plan space.

The substantial dining area provides ample space for a large family dining table and chairs, while the adjoining family area offers a versatile additional living space, perfect for relaxing and spending quality time together.

Two sets of bi-fold doors lead directly onto the beautifully maintained rear garden, flooding the room with natural light and creating a seamless connection between the impressive main living space and the garden. The generous proportions, quality finishes and excellent garden access make this a truly outstanding space for both everyday family life and entertaining.

Guest Bedroom:

6.21 x 3.58

From the half landing, a further staircase leads to the impressive fifth bedroom, providing an excellent guest bedroom or versatile additional living space. The room benefits from two double-glazed windows, fitted wardrobes with adjoining shelving units and carpeted flooring, creating a bright, comfortable and highly practical space.

First Floor

Master Bedroom:

4.42 x 3.38

A generously proportioned double bedroom featuring a double-glazed window and fitted carpet. The room benefits from an excellent range of fitted wardrobes, drawers and bedside cabinetry, providing ample storage for clothing and personal belongings while maintaining a spacious and uncluttered feel.

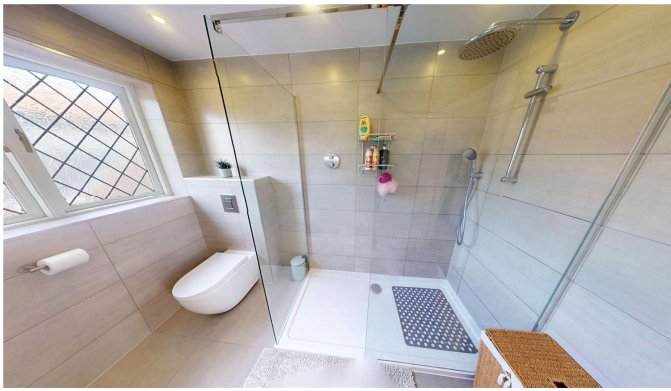
En-suite:

3.32 x 2.44

A stylish and contemporary en-suite featuring a double-glazed window and a framed, tiled panelled bath. A feature wall incorporates open shelving and houses a wall-hung wash hand basin and WC, complemented by a range of vanity units providing excellent storage and integrated power/charging points. Further storage provides access to the hot water cylinder.

The room is finished with tiled walls and flooring, a panelled ceiling with recessed spotlights and a chrome ladder-style heated towel rail, creating a modern and practical space.





Bedroom 2:

6.53 x 2.91

A versatile and generously proportioned bedroom suite comprising two interconnected rooms, offering an excellent degree of flexibility to suit a variety of family requirements.

Main Bedroom 3.67m x 2.60m
Additional Room 3.93m x 2.91m

The main bedroom is complemented by an adjoining additional room, which could be utilised as a study, dressing room, nursery, playroom or additional living space, providing a highly adaptable area that can evolve with the needs of the household.

The suite benefits from two double-glazed windows, a good range of fitted wardrobes and shelving, radiator and fitted carpet. This unique arrangement offers excellent versatility and would be particularly well suited to families seeking additional space for working, relaxing or accommodating guests.

Bedroom 3:

5.49 x 3.99

As per bedroom 2

Main Bedroom 3.36 x 2.59
Additional Room 3.99 x 2.90

The suite benefits from two double-glazed windows, a full wall of fitted wardrobes and shelving, radiator and fitted carpet.

Bedroom 4:

2.92 x 2.92

Double-glazed window to the rear aspect, radiator and carpet.

Family Shower Room:

2.81 x 2.36

A stylish and contemporary shower room featuring a generous walk-in shower enclosure with a large power shower, complemented by a designer double-width wall-hung vanity unit incorporating wash hand basins and useful drawer storage. A wall-hung WC completes the suite.

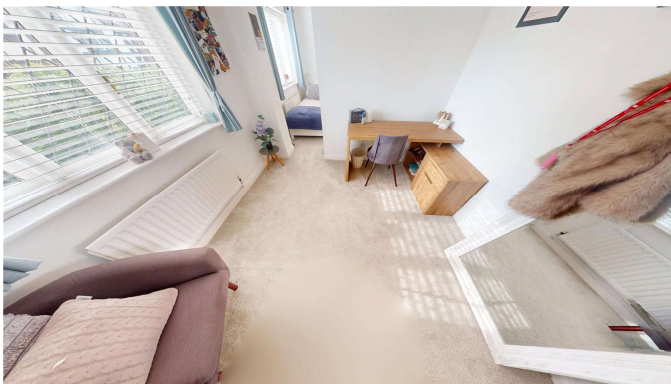
The room is fully tiled and benefits from a double-glazed window, tall chrome ladder-style heated towel rail, panelled ceiling with recessed spotlights and extractor fan, creating a bright, modern and luxurious space.

Externally:

To the front, the property benefits from a large block-paved driveway providing parking for approximately 3-4 vehicles, leading to an impressive 7m-long integral garage. The garage is fitted with a remote-controlled roller door and benefits from power and useful roof storage, providing excellent additional storage and practical utility space.

To the rear, the beautifully maintained and easily managed private garden provides a peaceful and secluded outdoor retreat. A generous, decked patio area creates an ideal space for outdoor dining and entertaining, complemented by a stylish tiled and quartz outdoor cooking station incorporating a built-in barbecue, fridge and useful storage drawers.

The garden is further enhanced by mature shrubs and established trees, creating a pleasant sense of privacy and seclusion. This exceptional outdoor space is perfectly suited to relaxing, entertaining family and friends, or simply enjoying the sunshine.



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

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- No

WATER METER- Yes

PARKING ARRANGEMENTS: Multi Car Driveway and Single 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- Yes

MOBILE PHONE SIGNAL: No known issues at the property

NORTHEAST 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.

Tenure - Freehold

Viewing - By appointment through Jill Moore Sales and Lettings

GROUND FLOOR
1297 sq.ft. (120.5 sq.m.) approx.



1ST FLOOR
1302 sq.ft. (120.9 sq.m.) approx.



TOTAL FLOOR AREA : 2599 sq.ft. (241.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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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