



Gatekeeper Close

Great Park

- Detached house
- Four bedrooms
- Two reception rooms
- Utility and guest cloakroom
- Open plan dining kitchen
- Double width detached garage

Offers Over **£ 340,000**

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ROOK
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SAYER

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Gatekeeper Close, Great Park

Stylish, ultra-modern detached house built in recent years to a high standard boasting many attractions including quality floor coverings with generous use of polished floor tiling to the ground floor, UPVC double glazing with composite front and rear doors, gas central heating and balance of NHBC warranty. At ground floor level there is a L-shaped hallway with two reception rooms on either side, open plan dining kitchen with comprehensive range of latest style cabinets, complemented by matching worktops and identical splash back panels, the dining area has twin French doors leading to the rear garden, and there is utility and guest cloakroom. At first floor level there is a landing, master bedroom with en suite shower room/WC, three further bedrooms, one of which is used as a dressing room with extensive range of built in furniture, and family bathroom/WC. Externally there is a double width detached garage and gardens.

ENTRANCE DOOR LEADS TO:

ENTRANCE HALLWAY (L-Shaped)

Stairs to first floor landing, composite entrance door.

CLOAKS/W.C.

Low level WC, wash hand basin, frosted double glazed window, radiator, polished tiled floor, tiled splash back.

RECEPTION ROOM ONE 13'3 x 10'9 (4.04 x 3.28m)

Double glazed window to front, radiator, television point.

RECEPTION ROOM TWO 10'9 x 11'9 (3.28 x 3.58m)

Double glazed window to front, radiator.

KITCHEN/DINING ROOM 20'3 x 9'6 (6.17 x 2.90m)

Double glazed window to rear, radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces and identical splash back panels, 1 ½ bowl stainless steel sink unit and drainer with mixer tap, built in oven, gas hob with extractor fan above, plumbed for dishwasher, polished tiled floor, dining area with twin double glazed French doors to garden.

UTILITY ROOM

Fitted base units with work surfaces and identical splash back panels, plumbed for washing machine, polished tiled flooring, composite double glazed door to garden.

FIRST FLOOR LANDING

Double glazed window to side, loft access, built in storage cupboard.

BEDROOM ONE 11'5 x 10'11 (3.48 x 3.33m)

Double glazed window to rear, radiator.

EN SUITE SHOWER ROOM/W.C.

Frosted double glazed window to rear, low level WC, pedestal wash hand basin, radiator, shower cubicle with mains shower, part tiling to wall.

BEDROOM TWO 11'9 x 8'11 (3.58 x 2.72m)

Double glazed window to front, radiator.

BEDROOM THREE/DRESSING ROOM 8'6 x 11'6 (plus door recess)

Double glazed window to front, radiator, extensive range of built in furniture to walls.

BEDROOM FOUR 7'9 x 7'8 (2.36 x 2.34m)

Double glazed window to front, radiator.

BATHROOM/W.C.

Three piece white suite comprising: panelled bath, pedestal wash hand basin, low level WC, frosted double glazed window to rear, radiator, part tiling to walls.

FRONT GARDEN

Laid mainly to lawn.

REAR GARDEN

GARAGE

Double garage

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

ACCESSIBILITY

This property has accessibility adaptations:
• Access to the front of the property has no step

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E

EPC RATING: B

GS00014818.DJ.PC.22.03.24.V.1

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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16 Branches across the North-East



Gatekeeper, Great Park



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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