



## Rosewood Close

### North Shields

Positioned beautifully with open aspects to both the front and the back, this stunning, semi-detached family home, built by Award Winning developer Story Homes offers spacious and contemporary accommodation for the family. Rosewood Close is a sought after development, within walking distance to North Tyneside General Hospital, excellent local schools, shops, bus routes and amenities. Boasting a cul-de-sac spot, this gorgeous home welcomes you with an impressive hallway, downstairs cloaks/wc., beautiful front facing lounge with feature fireplace and modern electric fire, the dining kitchen opens into a fabulous garden room with feature, exposed brick wall, roof lantern and recessed spots, offering additional dining and living space with French doors out to the garden area. The kitchen showcases a stunning range of units with integrated appliances and flows into the dining and garden room area. The first floor landing opens into three spacious bedrooms, the principle bedroom with luxurious en-suite shower room and fitted wardrobes, stunning, upgraded family bathroom with shower off. Wonderful, enclosed rear garden with open aspect, lawn, borders, paved patios and shed, side gate providing access through to the driveway and front.

# £330,000

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Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** Feature panelling, wood effect laminate, radiator and radiator cover, under-stair cupboard, spindle staircase with oak newel post and handrail to the first floor, door to:

**DOWNSTAIRS CLOAKS/W.C:** Contemporary downstairs cloaks/w.c. comprising of, hand washbasin, low level w.c. with recessed flush, half tiled walls, double glazed window, radiator, double glazed window, laminate flooring



**LOUNGE (front):** 16'0 x 11'4, (4.88m x 3.45m), beautiful front facing lounge with double glazed window, attractive feature fireplace, electric fire, radiator

**DINING KITCHEN:** (rear): 16'5 x 8'9, (5.03m x 2.67m), stunning dining kitchen which flows beautifully into the garden room extension, the kitchen is fitted with a range of cream, base, wall and drawer units, co-ordinating worktops, one and a half bowl sink unit with hot and cold mixer taps, integrated electric oven, microwave and five burner gas hob, cooker hood, integrated fridge and freezer, dishwasher and washing machine, spotlights to ceiling, laminate flooring, double glazed window, brick effect tiling, radiator, open through to:



**GARDEN ROOM:** 9'4 x 8'9, (2.84m x 2.67m), roof lantern allowing maximum light into the room, double glazed French doors out to the rear garden, exposed feature brick wall, down lighters, LVT flooring

**FIRST FLOOR LANDING AREA:** loft access with pull down ladders, we understand that the loft is partially boarded for storage purposes, airing cupboard housing hot water tank, door to:





**FAMILY BATHROOM:** Luxurious family bathroom comprising of, bath with chrome recessed controls and shower spray, floating vanity sink unit with hot and cold mixer taps, low level w.c. with recessed flush, tiled bath and shower area, spotlights to ceiling, radiator, tiled floor

**BEDROOM ONE:** (front): 11'4 x 10'7, (3.45m x 3.22m), including depth of stylish fitted wardrobes, radiator, double glazed window, door to:

**EN-SUITE SHOWER ROOM:** 7'7 x 4'4, (2.31m x 2.31m), luxurious en-suite comprising of, shower cubicle, chrome shower with ceiling mounted forest waterfall spray, floating vanity sink unit with mixer taps, low level w.c. with recessed flush, chrome ladder radiator, tiled floor, spotlights to ceiling, double glazed window, fully tiled walls, fitted mirror, double glazed window

**BEDROOM TWO:** (rear): 9'2 x 9'1, (2.79m x 2.77m), including depth of fitted wardrobes, radiator, double glazed window

**BEDROOM THREE:** (rear): 9'2 x 7'0, (2.79m x 2.13m), radiator, double glazed window

**EXTERNALLY:** Fabulous, enclosed rear garden with open aspect, patio areas, lawn, borders, fencing, side path with gate providing access to the front driveway

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

#### **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.

#### **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:** C

**EPC RATING:** B

WB2400.AI.DB.6/6/2014.V.1







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		95
81-91	B	94	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**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.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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