



## Chollerford Close Gosforth

An outstanding extended 4 bedroom detached house located within the sought after Kingsmere development in Gosforth occupying a superb plot with lovely private westerly facing garden to the rear. The property has undergone substantial renovation to include fabulous garden room extension with bi-folding doors leading onto the rear garden. The kitchen/dining room has also been extended to incorporate a range of quality fitted high gloss wall and base units with integrated appliances centre island and granite work surfaces. The ground floor also features a 26ft sitting room, study, utility and round floor WC. To the first floor are 4 bedrooms two of which feature en suite facilities. There is also a family bathroom with shower. To the rear is a lovely westerly facing garden with flagged terrace and raised lawned area whilst to the front is a double width driveway which leads to an integrated garage with electronically operated up and over door. Additional features also include UPVC double glazing and gas fired central heating.

The property is well positioned for access to local shops, amenities and transport links as well as being a short distance to Gosforth High Street. There are also excellent schools within the area.

### Offers Over **£600,000**

0191 284 7999

12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

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[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[gosforth@rmsestateagents.co.uk](mailto:gosforth@rmsestateagents.co.uk)



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## **ENTRANCE DOOR LEADS TO:**

### **ENTRANCE HALL**

Entrance door, staircase to first floor, storage cupboards.

### **W.C.**

Low level WC, wash hand basin.

### **SITTING ROOM 25'11 x 11'10**

Double glazed window to front, feature fireplace, radiator.



### **DINING ROOM 13'1 x 12'10**

Storage cupboards.

### **GARDEN ROOM 19'8 x 13'9**

Double glazed window to rear, bi-folding door, Velux window.

### **STUDY 15'1 x 9'10**

Double glazed window to front.

### **KITCHEN 12'10 x 10'6**

Fitted with a range of wall and base units with granite work surfaces and centre island, integrated appliances, Velux windows, double glazed window to rear.

### **UTILITY 16'9 x 7'10**

Space for automatic washer.



### **FIRST FLOOR LANDING**

Built in cupboard.

### **MASTER BEDROOM 15'5 x 13'5**

Double glazed windows to front, built in wardrobe, radiator.

### **EN SUITE BATHROOM**

Four piece suite comprising: roll top bath, step in shower cubicle, wash hand basin with set in vanity unit, low level WC, two heated towel rails, Velux window, double glazed window.

### **BEDROOM TWO 15'9 x 11'10**

Double glazed window to front, radiator.

### **EN SUITE SHOWER ROOM**

Three piece suite comprising: step in shower cubicle, low level WC, wash hand basin.

### **BEDROOM THREE 10'2 x 8'6**

Double glazed window to rear, radiator.

### **BEDROOM FOUR 9'10 x 6'11**

Double glazed window to rear, radiator.

### **FAMILY BATHROOM**

Three piece suite comprising: panelled bath, wash hand basin, low level WC, double glazed window to rear.



### **FRONT GARDEN**

Laid mainly to lawn, double width driveway.

**REAR GARDEN**

Westerly facing, patio, flower, tree and shrub borders, gated access.

**GARAGE**

Integral, electronically operated up and over door.

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains
- 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.

**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: C**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**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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