



Greystoke Park Gosforth

Viewing comes highly recommended on this impressive 4 bedroom detached bungalow located within the much sought after Greystoke Park development in Gosforth. The property is presented to the highest of standards and boasts in excess 2000 sq ft floor area. It is surrounded by lovely mature gardens together with ample off street parking and double garage. Additional key features include quality fully integrated kitchen with centre island and granite work surfaces, en suite to master bedroom and 3 reception rooms to include a fabulous sun room with Velux windows. There is also a family shower room with separate shower together with a separate WC. The property also benefits from modern gas fired central heating, double glazing and security alarm. There are frequent transport links nearby and the property is well positioned for easy access to the A1 motorway and central Gosforth.

Offers Over **£740,000**

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ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Tiled floor, built in cupboard.

W.C.

Double glazed window, low level WC, wash hand basin, set in vanity unit, tiled floor, part tiled walls.

RECEPTION HALL

Cornice to ceiling, built in cupboard, access to roof space, two radiators.

SITTING ROOM 24'1 (into bay) x 13'5 (7.34 x 4.09m)

Double glazed bay window, double glazed French door, two radiators, cornice to ceiling.

DINING ROOM 14'9 x 14'0 (4.50 x 4.27m)

Double glazed French doors, radiator, cornice to ceiling.

SUN ROOM 15'0 x 13'11 (into alcove) (4.57 x 4.24m)

Double glazed window, tiled floor, double glazed French door, Velux windows.

KITCHEN 14'11 x 13'5 (4.55 x 4.09m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, waste disposal, built in Bosch double oven and ceramic hob, extractor hood, integrated fridge, freezer, dishwasher, washing machine, tumble dryer, microwave, tiled floor, radiator, door to garage, two double glazed windows.

MASTER BEDROOM 17'10 x 10'6 (5.44 x 3.20m)

Double glazed window to side and rear, fitted bedroom furniture, dressing table/drawer unit, fitted wardrobes, cupboards over, coving to ceiling, radiator.

EN SUITE SHOWER ROOM

Walk-in electric shower, low level WC, wash hand basin, set in vanity unit, tiled walls, tiled floor, shaving point, heated towel radiator, built in cupboard, double glazed frosted window, extractor fan.

BEDROOM TWO 12'2 x 10'2 (3.71 x 3.10m)

Double glazed window to side, fitted wardrobes, coving to ceiling, radiator.

BEDROOM THREE 13'10 x 9'10 (4.22 x 3.00m)

Double glazed window to side, fitted wardrobes, dressing table/drawer unit, coving to ceiling, radiator.

BEDROOM FOUR 11'10 x 9'11 (max) (3.61 x 3.02m)

Double glazed window, fitted wardrobes, dressing table/drawer unit, coving to ceiling, radiator.

FAMILY SHOWER ROOM

Step in shower cubicle, wash hand basin, low level WC, tiled walls, tiled floor, heated towel rail, extractor fan, double glazed frosted window.



FRONT GARDEN

Block paved driveway.

REAR/SIDE GARDEN

Laid mainly to lawn, flower, tree and shrub borders, gated access.

DOUBLE GARAGE

Attached, light and power points, combination boiler.

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.

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: G

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 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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