



Meadway Drive Forest Hall

- Detached Bungalow
- Three Spacious Bedrooms
- 21ft Living Room
- Detached Garage
- Modern Kitchen
- FREEHOLD

Asking Price **£ 295,000**

0191 266 7788
22 Station Road, Forest Hall, NE12 9AD

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
foresthall@rmsestateagents.co.uk

Meadway Drive Forest Hall

PROPERTY DESCRIPTION

Rook Matthews Sayer are delighted to present this immaculate detached bungalow for sale, boasting a charming blend of comfort and convenience. Located on Meadway Drive, in a quiet cul-de-sac, this property is ideally situated close to public transport links and green spaces, perfect for families seeking tranquillity within easy reach of amenities.

The property features a generous layout with three spacious bedrooms. The master bedroom is particularly impressive, with built-in wardrobes providing ample storage space. The two other bedrooms also offer a comfortable size, with one including built-in wardrobes.

The spacious reception room is a key feature of this home, with a large bay window ensuring plenty of natural light. The 21ft living room provides ample space for relaxation and entertaining.

The kitchen is a real highlight, benefitting from natural light and modern appliances. It features a dining space, making it the heart of the home and an excellent area for family meals. The kitchen also provides access to the garden, perfect for al fresco dining and entertaining in the warmer months.

The property offers a well-appointed bathroom equipped with a shower cubicle, ensuring all your needs are catered for.

Adding to the uniqueness of this property is the detached garage, providing secure parking or extra storage space. The paved driveway to the front of the property offers additional off-street parking.

The property's EPC rating is D, indicating a reasonable level of energy efficiency. In summary, this property offers a perfect balance of style and practicality, making it the ideal family home in a highly sought-after location.

Living Room: 12'07" (into bay) x 21'10" (max) - 3.84m x 6.65m

Kitchen: 15'10" x 8'04" - 4.83m x 2.54m

Bedroom One: 10'03" x 12'03" (+ wardrobes) - 3.12m x 3.73m

Bedroom Two: 9'04" x 9'10" - 2.84m x 2.99m

Bedroom Three: 9'05" x 9'01" - 2.87m x 2.77m

Bathroom: 6'03" x 8'02" (max) - 1.91m x 2.48m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: NONE CURRENTLY

Mobile Signal Coverage Blackspot: YES

Parking: GARAGE AND DRIVEWAY

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: D

FH0008871.SD.SD.14/11/24.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.

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.

16 Branches across the North-East

