



Brackenpeth Mews Gosforth

Viewing comes recommended on this superb 4 bedroom detached bungalow occupying a prime position within the much sought after Melbury development of the Newcastle Great Park. The property boasts in excess 1400 sq ft and occupies a generous plot with large southerly facing garden to the rear. It also benefits from a garage conversion creating a fabulous master bedroom with fitted Hammonds wardrobes and en suite with walk-in shower. There is a 22ft dining kitchen with granite work surfaces and travertine flooring together with a cosy sitting room to the front with bay window. There are a further 3 bedrooms one of which features an en suite. There is also a family bathroom. To the rear is a lovely private southerly facing garden with mature borders and patio area with the addition of a gravelled area to the side. There is a town garden to the front with wrought iron railings. The property also offers ample private parking. Additional features include gas fired central heating, UPVC double glazing and security alarm.

Offers Over **£475,000**

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Brackenpeth Mews

Gosforth

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, cloaks cupboard, meter cupboard, access to roof space, airing cupboard housing hot water cylinder, radiator.

SITTING ROOM 16'9 (into bay) x 13'10 (5.11 x 4.22m)

Double glazed bay window to front, marble fireplace, living flame effect gas fire, coving to ceiling, radiator, double radiator.



DINING KITCHEN 22'2 x 11'6 (6.76 x 3.51m)

Fitted with a range of wall and base units with incorporating granite work surfaces, 1 ½ bowl sink unit, travertine flooring, built in electric oven, built in gas hob, extractor hood, integrated fridge, freezer, washing machine, and dishwasher, wall mounted central heating boiler, double glazed window to rear, double glazed French doors to rear garden.

UTILITY

Wall and base units, sink unit, integrated freezer, built in cupboard, double glazed door to rear, door to master bedroom, access to loft space via loft ladder.



MASTER BEDROOM 21'7 x 11'4 (into recess) (6.58 x 3.45m)

Double glazed window to front and rear, fitted bedroom furniture, quality fitted Hammonds wardrobes, radiator.

EN SUITE SHOWER ROOM

Three piece suite comprising: walk in double shower, wash hand basin with set in vanity unit, low level WC; tiled walls, tiled floor, shaver point, heated towel rail, extractor fan.



BEDROOM TWO 12'6 (plus recess) x 11'3 (into bay) (3.81 x 3.43m)

Double glazed bay window to front, fitted wardrobes, radiator.

EN SUITE SHOWER ROOM

Double glazed window, step in shower cubicle, low level WC, wash hand basin, radiator, part tiled walls, tiled floor, extractor fan.

BEDROOM THREE 9'9 x 9'6 (2.97 x 2.90m)

Double glazed French doors to rear garden, fitted wardrobes, radiator.

BEDROOM FOUR 8'6 x 8'6 (2.59 x 2.59m)

Double glazed window to rear, radiator.



BATHROOM/W.C.

Three piece suite comprising: panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiled floor, part tiled walls, radiator, extractor fan.

TOWN GARDEN TO FRONT

Ample private parking, wrought iron railings.

REAR/SIDE GARDEN

Laid mainly to lawn, patio, flower, tree and shrub borders, gate access, southerly facing.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Driveway



MINING (delete as appropriate)

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.



ACCESSIBILITY

This property has accessibility adaptations:

- Ramp access
- Suitable for wheelchair users
- Wet room
- Level access

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

GS00015406.DJ.PC.17.02.25.V.1

Agents Note:- 'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 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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