



Park Drive Melton Park

A very well appointed and extended four bedroom semi detached house located within this sought after residential road in Melton Park Gosforth. The property is ideally suited for a growing family and benefits from a lovely southerly facing garden to the rear. It also features a ground floor WC, large conservatory, UPVC double glazing and gas fired central heating. It is well positioned within easy walking distance to transport links and provides easy access to the A1 motorway and central Gosforth. There are also excellent local schools within the area.

The property comprises entrance porch leading to the reception hallway with staircase leading to the first floor. There is a front facing sitting room with bay window which leads to the dining room and conservatory to the rear. There is a modern fully fitted kitchen which provides access to the garage which includes a ground floor WC. To the first floor are four bedrooms and a family bathroom with shower. Externally to the rear is a lovely well maintained southerly facing garden whilst to the front is a lawned garden with clock paved driveway providing ample off street parking.

Offers Over **£400,000**

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ENTRANCE DOOR LEADS TO: ENTRANCE PORCH

Double glazed entrance door, quarry tiled floor, courtesy light.

RECEPTION HALL

Solid oak flooring, staircase to first floor, radiator, cloaks cupboard.



SITTING ROOM 16'10 (into bay) x 14'1 (into alcove) (5.13 x 4.29m)

Double glazed bay window to front, feature fireplace, coving to ceiling, ceiling rose, two radiators, partial glazed door to dining room.

DINING ROOM 11'2 x 10'3 (3.40 x 3.12m)

Coving to ceiling, ceiling rose, double glazed door to conservatory.

CONSERVATORY 9'6 x 8'8 (2.90 x 2.64m)

Double glazed French door, hardwood flooring, radiator.



BREAKFAST KITCHEN 11'3 (plus recess) x 10'0 (3.43 x 3.05m)

Fitted with a range of wall and base units, single drainer sink unit, integrated fridge and freezer, extractor hood, electric cooker point, breakfast bar, radiator, door to garage, double glazed window to rear.

FIRST FLOOR LANDING

Access to roof space, coving to ceiling.

BEDROOM ONE 13'2 x 10'8 (to wardrobes) (4.01 x 3.25m)

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

BEDROOM TWO 13'5 x 12'4 (4.09 x 3.76m)

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

BEDROOM THREE 9'4 x 9'2 (2.84 x 2.79m)

Double glazed window to front radiator.

BEDROOM FOUR 16'10 (max) x 7'10 (5.13 x 2.39m)

Double glazed window to front and rear, double radiator.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

FAMILY BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, tiled walls, tiled flooring, heated towel rail, airing cupboard housing hot water cylinder, double glazed frosted windows to rear.

FRONT GARDEN

Laid mainly to lawn, block paved driveway.

REAR GARDEN

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

GARAGE

Space for automatic, double glazed door to garden, WC, up and over door, light and power points, space for automatic washer.

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.

AGENTS NOTE

he sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

If you require any further information on this, please contact us.

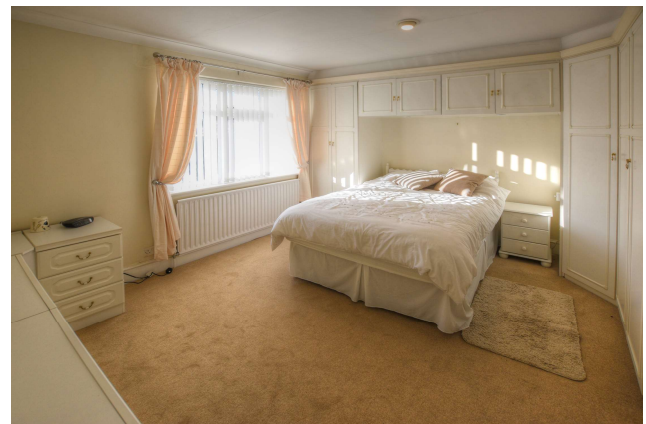
TENURE

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: D

GS00014835.DJ.PC.02.02.24.V.1





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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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