



Daylesford Drive South Gosforth

- Modern detached bungalow
- Two bedrooms
- Easily maintained gardens
- UPVC double glazing
- Detached brick-built garage
- Highly sought after

Offers Over **£ 335,000**

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ROOK
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SAYER

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Daylesford Drive, South Gosforth

Early vacant possession assured of this modern detached bungalow, occupying a pleasant mature plot on this highly sought after development close to the Freeman hospital, Jesmond Dene and South Gosforth metro station.

Significantly improved in recent months including replacement boiler, internal redecoration and installation of new kitchen filaments incorporating oven, hob and extractor. Other attractions include: - UPVC double glazing, easily maintained gardens, tandem driveway, and detached brick-built garage with electric charging point.

The floor plan comprises: - entrance lobby, living room with feature fireplace, kitchen inner hall, two bedrooms both with built in wardrobes and shower room/WC.

ENTRANCE DOOR LEADS TO: ENTRANCE HALL

Double glazed entrance door, radiator.

SITTING ROOM 18'10 (into bay) x 12'0 (5.74 x 3.66m)

Double glazed bay window to front, coving to ceiling, radiator, laminate flooring.

KITCHEN 10'11 x 7'4 (3.33 x 2.24m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, space for automatic washer, laminate flooring, double glazed window to side, double glazed door to side.

INNER HALL

Access to loft space, cupboard housing combination boiler.

BEDROOM ONE 13'1 (to wardrobes) x 9'1 (4.06 x 2.77m)

Double glazed window to rear, fitted wardrobes, radiator.

BEDROOM TWO 8'10 x 8'3 (to wardrobes) (2.69 x 2.51m)

Double glazed window to rear, fitted wardrobes, radiator.

SHOWER ROOM

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

FRONT GARDEN

Laid mainly to lawn, driveway.

REAR GARDEN

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

GARAGE

Detached, up and over door.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: Yes

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: C

EPC RATING: C

GS00015016.DJ.PC.26.04.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 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.

16 Branches across the North-East



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