



## Whitebridge Parkway Gosforth

An immaculate 4 bedroom detached house occupying a pleasant position within the sought after Whitebridge Park development in Gosforth. This well appointed house benefits from a range of modern fixtures and fittings together with large conservatory, lovely southerly facing garden, driveway and garage. It also features a ground floor WC, en suite to master bedroom, modern UPVC double glazing and gas fired central heating via combination boiler. It is conveniently located close to transport links as well as being a short distance to Gosforth High Street with its range of shopping facilities, bars, and restaurants. There are also excellent schools within the area.

Briefly comprising entrance porch leading to the reception hallway with WC and staircase leading to the first floor. There is a good size sitting room with French doors leading to a large conservatory overlooking the rear garden. There is a modern full fitted kitchen with integrated appliance which leads to a breakfast room with French doors leading to the rear garden together with door to the garage. To the first floor are 4 good size bedrooms, en suite to master and a family bathroom with shower. Externally to the rear is a lovely private southerly facing garden with lawned garden to the front and driveway leading to the garage.

### Offers Over **£400,000**

0191 284 7999

12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

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## ENTRANCE DOOR LEADS TO:

### ENTRANCE PORCH

Double glazed entrance door, courtesy light.

### RECEPTION HALL

Staircase to first floor with spindle banister, built in cupboard, laminate flooring, double radiator.

### W.C.

Low level WC, wash hand basin.



### SITTING ROOM 22'4 x 12'0 (into alcove) (6.81 x 3.66m)

Double glazed window to front and side, feature fireplace, living flame effect gas fire, hardwood flooring, double glazed French door to conservatory, radiator, double radiator.

### BREAKFAST ROOM 7'9 x 6'10 (2.36 x 2.08m)

Fitted cupboards, double glazed French door to garden, door to garage, radiator.

### CONSERVATORY 11'10 x 10'5 (3.61 x 3.18m)

Double glazed window to rear and side, double glazed French door, radiator.



### KITCHEN 9'8 x 9'2 (2.95 x 2.79m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in NEFF double oven, built in AEG induction hob, extractor hood, spaced for automatic dishwasher, tiled floor, radiator, access to breakfast room.

### FIRST FLOOR LANDING

Access to roof space.

### BEDROOM ONE 12'3 x 10'2 (3.73 x 3.10m)

Double glazed window to rear, stripped floors, fitted wardrobes, radiator.

### EN SUITE SHOWER ROOM

Three piece suite comprising: step in shower cubicle, pedestal wash hand basin, and low level WC; part tiled walls, tiled floor, double glazed frosted window.

### BEDROOM TWO 12'3 x 9'8 (3.71 x 2.95m)

Double glazed window to front, stripped floors, fitted wardrobes, radiator.

### BEDROOM THREE 16'8 x 7'9 (max) (5.08 x 2.36m)

Double glazed window to side, stripped floors, radiator.

### BEDROOM FOUR 9'9 x 6'8 (2.97 x 2.03m)

Double glazed window to front, radiator.

### FAMILY BATHROOM

Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, and low level WC; tiled walls, heated towel rail, double glazed frosted window to rear.



**FRONT GARDEN**

Laid mainly to lawn, driveway.

**REAR GARDEN**

Laid mainly to lawn, southerly facing, flower, tree and shrubs, patio, fenced boundaries, gated access.

**GARAGE**

Attached, spaced for automatic washer, up and over door, light and power points.

**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: E**

**EPC RATING: C**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 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.

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