



Greystoke Park Gosforth

A rare opportunity to purchase this executive four bedroom detached bungalow occupying a prime position within the much sought after Greystoke Park development on the Northern fringe of central Gosforth. The property occupies a generous plot with lovely landscaped south westerly gardens with the addition of a spinney. It also boasts in excess 1700 sq ft floor area and features two large reception rooms, quality fitted kitchen with integrated appliances, en suite to master bedroom, family bathroom and large sun room overlooking the rear gardens. The property also benefits from a 18x15ft large garage with quarry tiled floor and electronically operated garage door, ample off street parking, double glazing, modern gas fired central heating, and security alarm.

Greystoke Park is well positioned for access to Gosforth High Street with its range of shopping facilities, coffees shops, and restaurants. The A1 motorway is easily accessible and there are frequent transport links nearby.

Offers Over: £690,000

0191 284 7999
Unit 12, Gosforth Shopping Centre NE3 1JZ

ROOK
MATTHEWS
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www.rookmatthewssayer.co.uk
gosforth@rmsestateagents.co.uk



Greystoke Park

Gosforth

ENTRANCE DOOR LEADS TO:

ENTRANCE LOBBY

Double glazed window, solid wood entrance door, security alarm.

RECEPTION HALL

Radiator.



SITTING ROOM 24'1 x 13'2 (into alcove) (7.34 x 4.01m)

Double glazed windows to side, double glazed bay windows to front, feature fireplace, dado rail, two ceiling roses, cornice to ceiling, two double radiators.

DINING ROOM 13'11 x 10'0 (4.24 x 3.05m)

Double glazed patio door, dado rail, cornice to ceiling, radiator.

SUN ROOM 12'5 (max) x 12'2 (3.78 x 3.71m)

Double glazed window to rear and side, double glazed door, tiled floor.



BREAKFAST KITCHEN 15'7 x 13'10 (4.75 x 4.22m)

Fitted with a range of wall and base unit with polished granite work surfaces, 1 ½ bowl sink unit, waste disposal, built in Bosch electric oven, built in Bosch induction hob, extractor hood, integrated dishwasher, washing machine, fridge and tumble dryer, tiled floor, double radiator, door to garage, double windows.

W.C.

Double glazed window, low level WC, wash hand basin, part tiled walls, radiator.

INNER HALL

Built in cupboard, hot water cylinder, laminate flooring, access to roof space via loft ladder, coving to ceiling, radiator.



MASTER BEDROOM 18'0 x 10'10 (plus doorway with additional fitted wardrobe) (5.49 x 3.30m)

Double glazed windows, fitted bedroom furniture, fitted wardrobes, coving to ceiling, radiator, double radiator.

EN SUITE BATHROOM

Panelled bath, wash hand basin, set in vanity unit, step in shower cubicle, bidet, low level WC, tiled walls, tiled floor, heated towel rail, underfloor heating, double glazed frosted windows.

BEDROOM TWO 12'1 (to wardrobes) x 9'8 (3.68 x 2.95m)

Double glazed window, fitted bedroom furniture, fitted wardrobes, coving to ceiling, radiator.



BEDROOM THREE 12'1 x 6'10 (3.68 x 2.08m)

Double glazed window, built in cupboard, coving to ceiling, radiator.

BEDROOM FOUR/STUDY 9'7 x 9'1 (currently used as a study) (2.92 x 2.77m)

Window, fitted wardrobes, coving to ceiling, radiator.



BATHROOM/W.C.

Three piece suite comprising panelled bath with shower over, wash hand basin, set in vanity unit, low level WC, part tiled walls, radiator, double glazed frosted windows.

FRONT GARDEN

Laid mainly to lawn, double block paved driveway, planted borders.

REAR GARDEN

Laid mainly to lawn, mainly gravelled, lawned area, patio with fitted lights, fenced boundaries, gated access, external power supplies, separate power to water feature, gated access to the 'spinney.'



LARGE GARAGE 18'0 x 15'4 (5.49 x 4.67m)

Central heating boiler, light and power points, electronically operated up and over door, quarry tiled flooring.

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: G

EPC Rating: D

GS14577/DJ/PC/12.09.23/V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





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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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