



Emblehope Drive Gosforth

An opportunity to purchase this larger style detached house located within the popular Kingsmere estate in Gosforth. The property occupies a generous plot with large garden to the rear. Additional key features include 3 reception rooms together with a good size breakfasting kitchen, utility and ground floor WC. There are 4 bedrooms to the first floor with master en suite and family bathroom. To the front is a double width driveway which leads to a single garage with electronically operated roller door. Additional features include modern UPVC double glazing and gas fired central heating via combination boiler. The property is well positioned for access to Gosforth High Street as well as local shops, schools, amenities and transport links.

Offers Over **£425,000**

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ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, staircase to first floor with spindle banister, double radiator.

SITTING ROOM 15'8 x 11'11 (4.78 x 3.63m)

Double glazed window to front, feature fireplace, coving to ceiling, radiator, double door to dining room.



DINING ROOM 11'11 x 9'11 (3.63 x 3.02m)

Coving to ceiling, double glazed French door to rear garden, double radiator.

STUDY 10'5 x 6'3 (3.18 x 1.91m)

Double glazed window front, radiator.

BREAKFASTING KITCHEN 13'1 x 12'9 (3.99 x 3.89m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, electric cooker point, tiled splash back, understairs cupboard, radiator, door to utility, double glazed window to rear.



UTILITY 7'7 x 5'4 (2.31 x 1.63m)

Space for automatic washer, central heating boiler, double glazed window to rear, double glazed door to side, radiator.

W.C.

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

FIRST FLOOR LANDING

Access to roof space.

BEDROOM ONE 13'9 (to wardrobe) x 12'2 into 9'0 (4.19 x 3.71-2.74m)

Double glazed window to front, fitted wardrobes with mirror fronted sliding doors, double radiator.

EN SUITE SHOWER ROOM

Three piece suite consisting of a step in shower cubicle, pedestal wash hand basin, low level WC, double glazed frosted window to front, radiator.

BEDROOM TWO 13'7 x 9'4 (4.14 x 2.84m)

Double glazed window to front, radiator.

BEDROOM THREE 10'1 x 8'6 (3.07 x 2.59m)

Double glazed window to rear, radiator.

BEDROOM FOUR 10'0 x 6'3 (max) (3.05 x 1.91m)

Double glazed window to rear, built in cupboard, radiator.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FAMILY BATHROOM

Four piece suite consisting of a panelled bath, step in shower cubicle, pedestal wash hand basin, low level WC, part tiled walls, shaver point, radiator, double glazed frosted windows.

FRONT GARDEN

Laid mainly to lawn, double width driveway.

REAR GARDEN

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

GARAGE

Integral.

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

GS00015183.DJ.PC.19.09.24.V.2





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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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