



Cornwell Court South Gosforth

A well appointed 4 bedroom detached house located within this much sought after residential development adjacent to the Freeman Hospital. The property occupies a generous corner plot position with lovely mature gardens, ample off street parking and single garage. It also benefits from a range of modern fixtures and fittings together with replacement UPVC windows and gas fired central heating via combination boiler. There is a large conservatory together with ground floor WC, en suite to master bedroom and family bathroom with jacuzzi style bath. It is well positioned for access to the Freeman Hospital, Jesmond Dene, South Gosforth Metro Station as well as excellent schools within the area.

Offers Over **£395,000**

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Cornwell Court South Gosforth

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, radiator.

W.C.

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

SITTING ROOM 15'9 x 12'10 (4.80 x 3.91m)

Double glazed window to front, feature fireplace, staircase to first floor, coving to ceiling, radiator.



DINING ROOM 10'3 x 8'10 (3.12 x 2.69m)

Double glazed patio door to conservatory, laminate flooring, coving to ceiling.

CONSERVATORY 9'4 x 8'4 (2.84 x 2.54m)

Double glazed windows to rear and side, double glazed patio door.



KITCHEN 10'2 x 9'6 (3.10 x 2.90m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in electric oven, built in gas hob, extractor hood, integrated fridge and freezer, tiled splash back, radiator, door to utility, double glazed window to rear.

UTILITY 5'9 x 10'3 (1.75 x 3.12m)

Sink unit, space for automatic washer, tiled splash backs, built in cupboard, double glazed window to rear, door to garage, double glazed door to side, radiator.

FIRST FLOOR LANDING

Double glazed window, airing cupboard, combi boiler, radiator.



BEDROOM ONE 10'10 x 9'4 (into recess) (3.30 x 2.84m)

Double glazed window to rear, fitted wardrobes, cupboards over, radiator.

EN SUITE SHOWER

Three piece suite comprising: step in shower cubicle, wash hand basin with set in vanity cubicle, low level WC, tiled walls, shaver point, heated towel rail, double glazed frosted window to rear.

BEDROOM TWO 10'8 x 9'0 (3.25 x 2.74m)

Double glazed window to front, fitted wardrobes, radiator.

BEDROOM THREE 9'10 x 7'7 (3.00 x 2.31m)

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

BEDROOM FOUR 9'6 x 8'6 (2.90 x 2.59m)

Double glazed window to front, radiator.

FAMILY BATHROOM

Jacuzzi style bath with electric shower over, wash hand basin with set in vanity unit, low level WC, tiled walls, radiator, double glazed frosted window to front.

FRONT GARDEN

Laid mainly to lawn, planted borders, paved driveway.

REAR/SIDE GARDEN

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

GARAGE

Integral, up and over door, light and power points.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 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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