



Heathfield Place Gosforth

Viewing is essential to appreciate this super stylish 4 bedroom semi detached house located within the sought after Melton Park development on the northern fringe of Gosforth. This lovely property occupies a generous corner plot with mature gardens, ample off street parking and double garage with electrically operated up and over doors.

Internally it is presented to the highest of standards and benefits from an array of quality fixtures and fittings to include fabulous fully integrated kitchen and superb 4 piece bathroom suite. Additional features include a ground floor WC and large conservatory overlooking the rear garden. The property is well positioned for access to excellent local schools as well as frequent transport links. Gosforth High Street is a short distance away.

Briefly comprising entrance porch leading to the reception hallway with staircase leading to the first floor. There is a lovely sitting room to the front with bay window. This leads to the dining room with French doors leading to the conservatory. There is a fabulous fully integrated breakfasting kitchen with French doors leading to the rear garden. There is also a utility and ground floor WC. To the first floor are 4 double bedrooms all of which have fitted wardrobes. There is also a family bathroom with separate shower. Externally to the rear is a mature garden with patio area which also provides access to a side garden with patio area. To the front is a paved driveway providing ample off street parking which in turn leads to a double garage with electronically operated up and over doors. The property also benefits from UPVC double glazing and gas fired central heating.

Offers Over **£465,000**

0191 284 7999

12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

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www.rookmatthewssayer.co.uk
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ENTRANCE DOOR LEADS TO:

ENTRANCE PORCH

Double glazed entrance door, double glazed windows to front and sides, door to garage.

RECEPTION HALL

Hardwood flooring, staircase to first floor with spindle banister, double radiator.



SITTING ROOM 15'5 (plus bay) x 14'2 (into alcove) (4.70 x 4.32m)

Double glazed bay window to front, feature fireplace, living flame effect gas fire.

DINING ROOM 11'3 x 10 '3 (3.43 x 3.12m)

Double glazed French door to conservatory, door to kitchen.

CONSERVATORY 10'0 x 8'10 (3.05 x 2.69m)

Double glazed windows to rear and side, double glazed French door, laminate flooring.



BREAKFAST KITCHEN 22'2 x 8'2 (6.76 x 2.49m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in induction hob, extractor hood, integrated dishwasher, radiator, double glazed French door to rear garden, double glazed window.

UTILITY/W.C.

Space for automatic washer, combination boiler, door to garage.

W.C.

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

BEDROOM ONE 14'4 x 11'4 (4.37 x 3.45m)

Double glazed window to front, fitted bedroom furniture, fitted wardrobes, radiator.



BEDROOM TWO 11'5 x 11'5 (3.48 x 3.48m)

Double glazed window to rear, fitted wardrobes with sliding doors, radiator.

BEDROOM THREE 13'6 x 10'0 (4.11 x 3.05m)

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

BEDROOM FOUR 9'7 x 9'6 (2.92 x 2.90m)

Double glazed window to front, fitted wardrobes, radiator.

FAMILY BATHROOM

Four piece suite comprising: panelled bath, wash hand basin with set in vanity units, step in shower cubicle, and low level

WC, part tiled walls, heated towel rail, double glazed frosted window to rear.

FRONT GARDEN

Paved driveway, flower, tree and shrub borders, hedged boundaries.

REAR/SIDE GARDEN

Lawned area, paved area, patio, garden shed, gated access.

DOUBLE GARAGE

Integral, electronically operated up and over doors, 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: D

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 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.

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