



Forest Gate, Palmersville, NE12 9EL

Asking Price: £340,000

Nestled within a cul-de-sac on this highly desirable development, this splendid detached family home offers stylish and spacious accommodation ideal for professionals or a growing family. The immaculate interior opens into a welcoming entrance hall with a convenient guest w.c/cloaks. The bright and airy living room provides a relaxing setting and the separate dining room offers French doors opening on the garden. The well-equipped breakfasting kitchen has integrated appliances and a large, feature bay window overlooking the rear garden perfect for family gatherings. There is a useful utility room which completes the ground floor and also provides access through to the garage. The first floor boasts four bedrooms, two with en-suite shower rooms, the principal bedroom is of particularly generous proportions with dual aspect windows and built in wardrobes. The family bathroom is well appointed catering comfortably to family needs. Externally the property enjoys lawned gardens to both front and rear with driveway providing off street parking leading to integral garage providing parking or extra storage. Located close to local schools, shops and excellent transport links, an excellent family purchase truly worthy of an early inspection to secure.

ROOK
MATTHEWS
SAYER



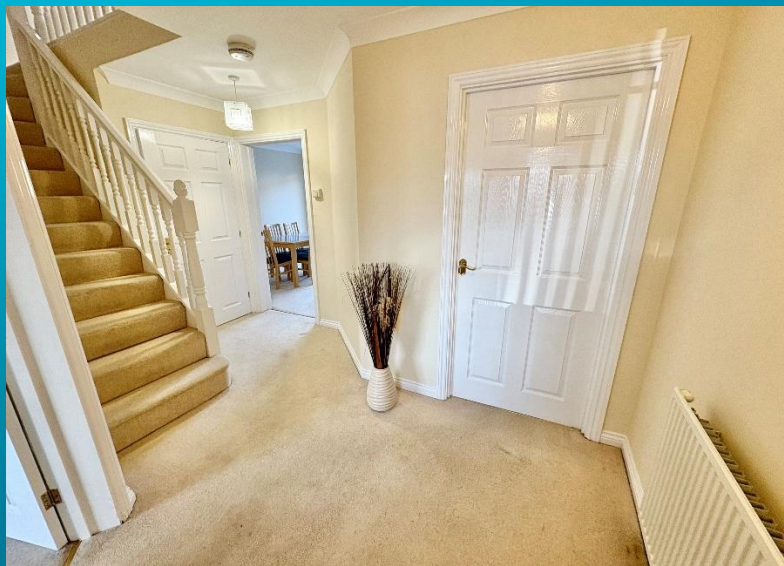
4



2



3



ENTRANCE DOOR to

ENTRANCE HALLWAY: staircase to the first floor, radiator.

CLOAKS / W.C.

Low level W.C. pedestal wash hand basin, bi folding doors to under stair cupboard. Double glazed window to the side, radiator

LOUNGE: (front) 13'09 x 12'09 (4.19m x 3.89m)

This lovely front facing lounge boasts ample natural light into the room, coving to ceiling, double radiator, double glazed window to front.

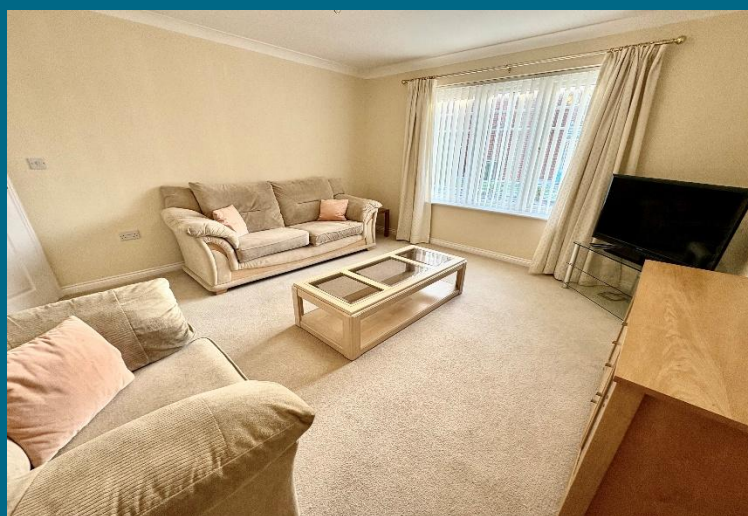
DINING ROOM: (Rear) 9'06 x 8'07 (2.90m x 2.62m)

Coving to ceiling, double radiator, double glazed French doors leading to rear garden.

BREAKFASTING KITCHEN: (rear): 12'2 x 10'4 max (3.71m x 3.15m), with measurements into feature double glazed bay window which overlooks the rear garden and would be perfect for a small dining table. The kitchen is pleasantly fitted with a range of base, wall and drawer units, contrasting work surfaces incorporating; 1 ½ bowl sink unit with mixer tap, built in electric oven and gas hob with extractor hood. Integral fridge and freezer. Part tiled walls, radiator, spotlights to ceiling, door to:

UTILITY: (Side) 5'07 x 5'07 (1.70m x 1.70m)

Fitted with a range of drawer, wall and base units, contrasting worktops, single drainer sink unit, Space for washing machine. Wall mounted boiler, double glazed door to the side. Door to garage.



T: 01912667788

Foresthall@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



FIRST FLOOR LANDING AREA:

Double glazed window to side, loft access.
Airing cupboard housing hot water tank.

FAMILY BATHROOM: Family bathroom comprising of: panelled bath, pedestal wash hand basin, low level w.c.. part tiled wall.
Built in cupboard, double glazed window to rear, radiator

BEDROOM ONE: (front): 12'09 x 11'7, (3.89m x 3.53m), including depth of two separate double fitted wardrobes, providing ample hanging and storage space, two windows with dual aspect to side and rear, radiator, door to:

EN-SUITE SHOWER ROOM

En-suite, comprising of, shower cubicle with mains shower, low level w.c with push button cistern and pedestal wash hand basin. Part tiled walls, and spotlights to ceiling. Double glazed window to front, radiator

BEDROOM TWO: (rear): 10'5 x 8'4, (3.18m x 2.54m), radiator, double glazed window, door to:

EN-SUITE SHOWER ROOM: Second en-suite comprising of, shower cubicle, mains shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, extractor fan, radiator, part tiled walls

BEDROOM THREE: (front): 9'2 x 8'4, (2.77m x 2.54m), radiator, double glazed window

BEDROOM FOUR: (rear): 8'6 x 8'4, (2.59m x 2.54m), radiator, double glazed window

EXTERNALLY: Enclosed, private rear garden with paved patio, lawn, fenced, gated access through to the front driveway, lawn and garage with up and over door. The garage has power and lighting

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: No

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

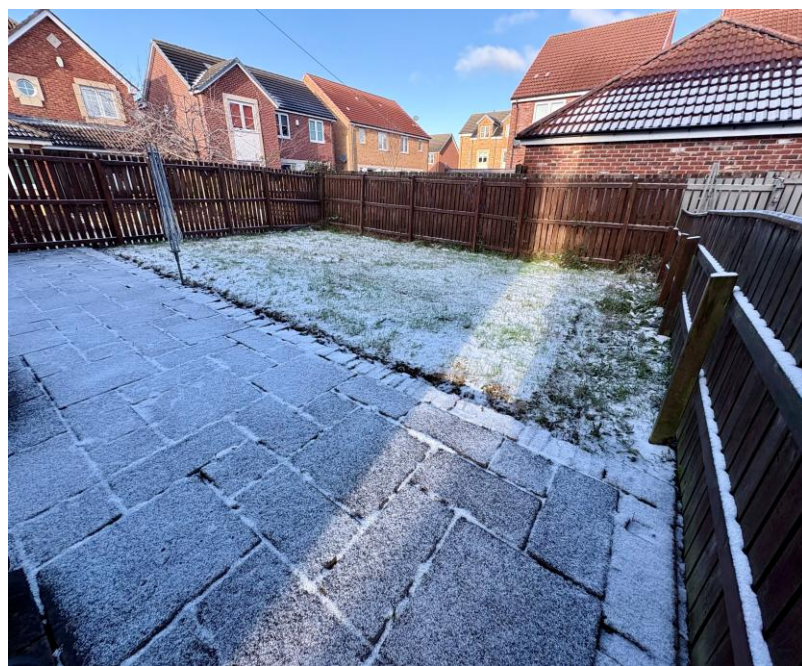
TENURE

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: D

EPC RATING: C

FH00009237.GO/GO/20.11.25/V.1

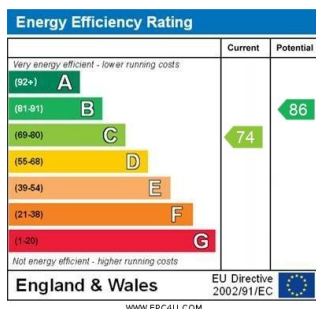




Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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



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.

T: xxxx xxx xxxx

Branch name@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER