



Gosney Fields Pinvin

Offers Over: £300,000

- An extended two bedroom semi-detached house with south facing garden
- Self contained office/occasional bedroom
- Lounge
- Open plan kitchen/dining room with bi-fold doors and utility area
- Two double bedrooms
- Family bathroom and ground floor w.c.
- Garden with covered seating area - ideal for entertaining
- Drive with parking for two vehicles
- Located opposite open green space in a quiet cul-de-sac
- VIEWINGS AVAILABLE 7-DAYS A WEEK

Nigel Poole
& Partners

30 Gosney Fields

Pinin

Offers Over: £300,000

****AN EXTENDED TWO BEDROOM SEMI-DETACHED HOUSE WITH SELF CONTAINED OFFICE/OCCASIONAL BEDROOM IN THE SOUTH FACING REAR GARDEN** Built by Bloor Homes in 2016 this property is still under NHBC guarantee until April 2026. Entrance hall; lounge; kitchen with integrated appliances and utility area; dining area with bi-fold doors into the garden; two double bedrooms; family bathroom and ground floor w.c. The rear garden feels very private with a covered seating area which is ideal for entertaining; self-contained, insulated office/occasional bedroom. Drive with tandem parking for two vehicles. Located opposite open green space in a quiet cul-de-sac.**

Front

Low maintenance front which is laid to lawn with mature hedging. Tandem drive with parking for two vehicles. Pathway to the entrance door under a storm canopy porch.

Entrance Hall

Double glazed entrance door. Stairs rising to the first floor. Pendant light fitting. Wood effect flooring. Radiator. Door into lounge.

Lounge 10' 5" x 14' 7" (3.17m x 4.44m)

Double glazed windows to the front and side aspects. Pendant light fitting. Two radiators. Wood effect flooring. Door into the under stairs cupboard. Doorway into kitchen.



Kitchen/ Dining Room with Utility Area 13'

10" x 19' 6" (4.21m x 5.94m)

Double glazed bi-fold doors to the rear aspect into the garden. Electric operated Velux window. Kitchen area fitted with a range of wall and base units surmounted by work surface. One and a half bowl sink and drainer with mixer tap and tiled splashbacks. Integrated 'Hot point' electric oven, grill, four ring elector hob with extractor hood above. Integrated fridge/ freezer and dishwasher. Space and plumbing for a washing machine. Wall mounted gas fired combi- boiler. Ceiling down lights. Radiator. Wood effect flooring. Door into the cloakroom.



Cloakroom

Pedestal hand wash basin with mixer tap and tiled splashbacks. Low level w.c. Wall mounted storage unit. Pendant light fitting. Radiator.

Landing

Radiator. Doors into bedrooms and bathroom.

Bedroom One 9' 10" x 9' 2" (2.99m x 2.79m) Min

Double glazed window to the rear aspect. Custom fitted wardrobe. Pendant light fitting. Radiator. Access into the loft. Door into the en-suite.



En-suite 4' 8" x 9' 10" (1.42m x 2.99m) Max

Obscure double-glazed window to the rear aspect. Pedestal hand wash basin with mixer tap. Mains fed shower cubicle with tiled

walls and glass bi-fold door. Low level w.c. Ceiling down lights and extractor fan. Radiator.

Bedroom Two 13' 11" x 8' 6" (4.24m x 2.59m)

Double glazed window to the front aspect. Storage cupboard with hanging rail. Pendant light fitting. Radiator.

Family Bathroom 5' 5" x 6' 10" (1.65m x 2.08m)

Obscure double-glazed window to the side aspect. Pedestal hand wash basin with mixer tap and tiled splash back. Panelled bath with mixer tap, mains fed shower and glass screen. Aqua boarded walls. Shaver point. Ceiling down lights and extractor. Central heated ladder radiator.

Garden Room/Office/Occasional Bedroom

Timber built insulated garden room/office/occasional bedroom. Double glazed French doors into the garden. Built in storage. Breakfast bar with pendant lights above. Ceiling down lights. Electric radiator. Wood effect flooring.

South Facing Garden

South facing rear garden with covered patio seating area with lighting, wood burner and curtain sides. Lawn and mature borders featuring a well-established cherry tree. Wooden storage shed. Gated access to the side leading onto the driveway.



Management Company

The estate has a management company which is responsible for the maintenance of all communal areas. Meadfleet Ltd. The current costs are circa £200 per annum.

Additional Information

The 3m single storey extension with bi-fold doors was completed in December 2023.

Tenure: Freehold

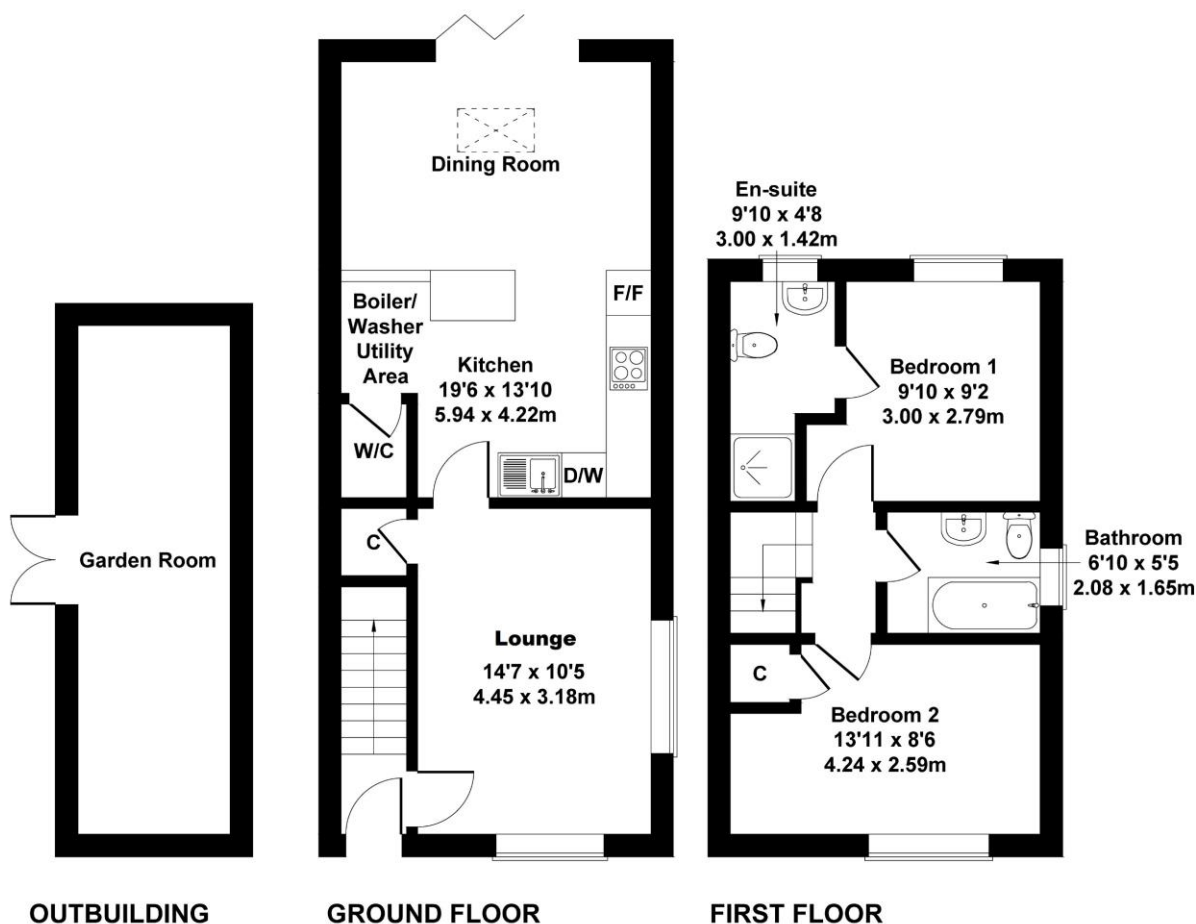
Council Tax Band: C

Broadband and Mobile Information:

To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 2ND

30 Gosney Fields, Pivn, WR10 2ND

Approximate Gross Internal Area
820 sq ft - 76 sq m
(Excluding Garden Room)



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third part supplier to undertake these and a buyer will be sent a link to the supplier's portal. The cost of these checks is £30 per person including VAT and is non refundable. The charge covers the cost of obtaining relevant data, any manual checks and monitoring which may be required. This fee will need to be paid and checks completed in advance of the issuing of a memorandum of sale.



MISREPRESENTATION ACT 1991

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