



RMS | Rook
Matthews
Sayer

Havannah Drive | Wideopen | NE13 6LD

£350,000

A well appointed larger style 4 bedroom detached house occupying a prime position within the sought after Five Mile Park development constructed by Bellway Homes. The property offers generous accommodation with 2 good size reception rooms to the ground floor together with dining kitchen, utility and WC. To the first floor are 4 double bedrooms one of which benefits from a fully fitted office suite ideally for those who work from home. There are also a master en suite shower and a family bathroom. Externally to the rear is a large enclosed garden with patio area with good size storage shed to the side. To the front is lawned garden with driveway providing ample off street parking. This leads to a single garage with up and over door.

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4



2



2

Larger style detached house

4 double bedrooms

2 good size reception rooms

Large enclosed garden

Ample off street parking

Single garage

For any more information regarding the property please contact us today

**ENTRANCE DOOR LEADS TO:
ENTRANCE HALL**

Double glazed entrance door, karndean floor.

W.C.

Low level WC, pedestal wash hand basin, karndean flooring, heated towel rail.

LOUNGE 13'9 x 11'9 (4.19 x 3.58m)

Double glazed bay window to front, radiator.

FAMILY ROOM 20'8 x 8'8 (6.30 x 2.64m)

Double glazed window, karndean flooring, double glazed French door.

DINING KITCHEN

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in electric oven, built in gas hob, extractor hood, microwave, dishwasher, fridge and freezer, karndean flooring, double glazed window rear.

UTILITY

Sink unit, combination boiler.

FIRST FLOOR LANDING

Airing cupboard housing hot water cylinder.

BEDROOM ONE 12'0 x 11'9 (3.66 x 3.58m)

Double glazed window to front, fitted wardrobes, radiator.

EN SUITE SHOWER ROOM

Walk in shower, pedestal wash hand basin, heated towel rail, double glazed frosted window, extractor fan.

BEDROOM TWO 14'5 x 9'6 (4.39 x 2.90m)

Double glazed window to rear, fitted wardrobe, radiator.

BEDROOM THREE 10'3 x 9'5 (3.12 x 2.87m)

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

BEDROOM FOUR 12'1 x 7'7 (3.68 x 2.31m)

Double glazed window to front, fitted office furniture, radiator.

FAMILY BATHROOM

Panelled bath, pedestal wash hand basin, low level WC, part tiled walls, double glazed frosted window to rear.

FRONT GARDEN

Laid mainly to lawn, paved pathway, planted borders, driveway.

REAR GARDEN

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

GARAGE

Integral, up and over door.

T: 0191 284 7999

Gosforth@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: TBC
Mobile Signal Coverage Blackspot: No
Parking: Driveway & Garage

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.

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TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
125 years from 2012 (111 years remaining)
Ground Rent: N/A
Service Charge: N/A
Maintenance Cost: £208.45 per annum - Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: E

EPC RATING: C

GS00015943.DJ.PC.03.06.26.V.2

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
56-68	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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