



Percy Street | Forest Hall | NE12 9HE

£325,000

Presenting an exceptional detached “New Build” Dormer Bungalow that perfectly captures the essence of contemporary living. Thoughtfully conceived and meticulously designed this luxuriously appointed and decorated home is ready for its owner to enjoy. Upon entering, the home's high quality finish becomes immediately apparent, the buyer is greeted with an impressive open plan dining kitchen fitted with a range of high-quality units with integral appliances and granite work tops. Room for a dining table makes this a fantastic space to entertain family and friends. Sliding oak doors open to the lounge designed to create a seamless flow between cooking, dining and relaxing while windows and French doors lead to the rear courtyard garden inviting an abundance of natural light.

As you continue through the ground floor you will find a versatile generous bedroom with adjacent luxury bathroom beautifully finished with contemporary tiling.

The oak staircase leads to the first floor where you will find two generous dormer bedrooms both served by the sleek and stylish shower room. There is also a large walk in storage cupboard.

Externally there is a double length driveway providing off street parking, walled and fenced boundaries and a courtyard garden with raised planted borders. With open aspect to the rear the location is an additional selling point, with excellent public transport links, shops, schools and amenities the bungalow will appeal to a variety of buyers.

The property comes with a 10 Year Build Secure Certificate and a 5 year guarantee for the roof, electrical, plumbing and heating. Powered by an air source heat pump designed to reduce an environmental impact, an early inspection is essential to appreciate the turn key standard of accommodation on offer.

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**3****1****2****Fabulous New Build Dormer Bungalow****Stunning Dining Kitchen****Two First Floor Dormer Bedrooms & Shower****Air Source Heat Pump****Ground Floor Bedroom & Bathroom****Freehold****Council Tax: TBC****EPC: B**

KITCHEN/DINER: 20'7 x 13'1, (6.27m x 3.98m). Step through the double-glazed entrance door into the spacious kitchen/diner. The kitchen is fitted with a range of wall and base units, marble work surfaces, a breakfast bar, and a Belfast ceramic sink. It is well equipped with a built-in electric oven, induction hob, and extractor hood, together with an integrated fridge, freezer, dishwasher, and washing machine. The room benefits from two double radiators, ceiling spotlights, and double-glazed windows to the front, side, and rear. Oak double sliding doors lead through to the lounge.

LOUNGE: 20'6 x 20'7 max, (6.24m x 6.27m). This spacious L-shaped lounge features a double-glazed window to the rear, allowing plenty of natural light into the room. An electric feature fireplace creates an attractive focal point, while an oak staircase provides access to the first floor. Additional features include two built-in storage cupboards, two double radiators, wall lights within the alcoves, and ceiling spotlights. Doors lead to the ground-floor bedroom and bathroom, while double-glazed French doors open onto the garden.

GROUND FLOOR BATHROOM: Comprising a panelled bath with shower over and glass shower screen, wash hand basin set within a vanity unit, low-level WC, and heated towel rail. The walls and floor are fully tiled, and ceiling spotlights provide illumination.

GROUND FLOOR BEDROOM THREE: 10'4 x 10'3, (3.14m x 3.12m). Located on the ground floor, this bedroom provides flexible and convenient accommodation. The room features a double-glazed window to the front, a double radiator, ceiling spotlights, and wall lights.

FIRST FLOOR LANDING AREA: Featuring a double radiator, an airing cupboard housing the hot water tank, and ceiling spotlights.

BEDROOM ONE: 13'8 x 16'4 into eaves, (4.16m x 4.97m). The principal bedroom is a stylish dormer room featuring a double-glazed dormer window to the rear, a double radiator, and ceiling spotlights.

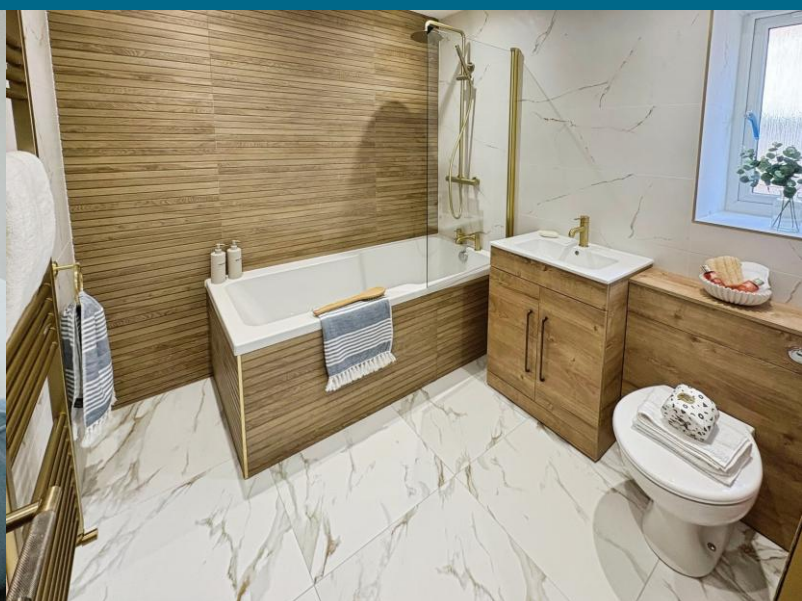
SHOWER ROOM: Comprising a step-in shower cubicle with a mains twin-head shower, wash hand basin set within a vanity unit, low-level WC, and heated towel rail. The walls and floor are tiled, and there are double-glazed frosted windows to the side and rear.

BEDROOM TWO: 13'7 x 16'4 into eaves, (4.14m x 4.97m). The second bedroom is also a stylish dormer room, featuring a double-glazed dormer window to the rear, a double radiator, and ceiling spotlights.

EXTERNALLY: To the front, the property benefits from a double-length driveway providing convenient off-street parking. The garden includes a planted border, walled and wrought-iron boundaries, and gated access to a paved pathway.

The rear garden is designed for ease of maintenance, being predominantly paved with planted borders and fenced boundaries. Further benefits include an air source heat pump, together with external power and water supplies.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Air Source Heat Pump/Electric

Broadband: None

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.

Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that the property features a built-in frame.

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Any flood defences at the property: NO

Coastal Erosion Risk: LOW

Known safety risks at property (asbestos etc...): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

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: TBC

EPC RATING: B

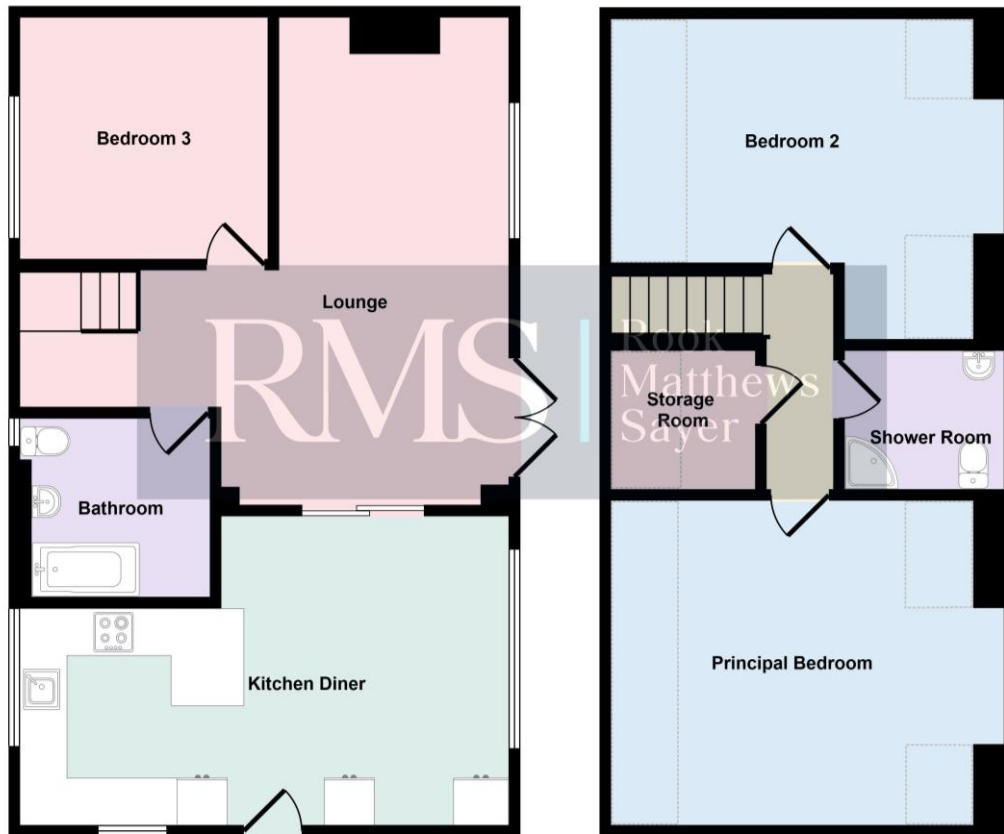
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.