



Goldcrest Road | Abbey Heights | NE15 9FD

£405,000



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2



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Detached Family Home

• **Four Bedrooms**

Ensuite facilities

Open Plan Kitchen/Reception Room

Bathroom/W.C

Front & Rear Gardens

Single Garage

Popular Location

ROOK
MATTHEWS
SAYER

A beautifully presented detached family home offering spacious and well-appointed accommodation throughout.

The welcoming entrance hall provides access to a cloakroom/W.C., a bright and spacious lounge, and an impressive open-plan kitchen/diner/reception room, complete with double glazed French doors opening onto the rear garden.

To the first floor, the property offers four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room/W.C., while a modern family bathroom/W.C. serves the remaining bedrooms.

Externally, the property enjoys well-maintained gardens to both the front and rear.

The front garden is laid to lawn, with a double driveway providing off-street parking and access to the single garage, along with a side access gate leading to the rear. The generous south facing rear garden is mainly laid to lawn and features a paved seating area and gravelled sections, creating a versatile and private outdoor space ideal for entertaining and family living.

Agents Note: 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.

Entrance Hall

Central heating radiator, under-stairs storage cupboard, high-quality Pergo vinyl flooring, and internal door providing access to the garage.

Cloakroom/W.C

Fitted with a low-level WC with concealed cistern, pedestal wash hand basin with tiled splashback, central heating radiator, and extractor fan.

Lounge 15' 10" x 9' 11" (4.82m x 3.02m)

Double-glazed window to the front elevation, central heating radiator, high-quality Pergo vinyl flooring, and television point.

Kitchen Area 11' 2" Max x 10' 1" Max (3.40m x 3.07m)

Fitted with a comprehensive range of wall and base units with complementary work surfaces and upstands, incorporating a 1½ bowl stainless steel sink with mixer tap and drainer. Integrated appliances include a hob with stainless steel splashback and extractor hood over, eye-level oven and grill, fridge/freezer, and dishwasher. There is also plumbing for an automatic washing machine, recessed downlighting, a double-glazed window to the rear elevation, and high-quality Pergo vinyl flooring throughout.

Dining/Reception Room 18' 6" Max x 10' 2" Max (5.63m x 3.10m)

Double-glazed window and French doors providing access to the rear garden, high-quality Pergo vinyl flooring, and two central heating radiators.

Landing

Loft access, central heating radiator, and two useful storage cupboards, one of which houses the central heating boiler.

Bedroom One 13' 10" Plus wardrobes x 9' 11" Plus large recess

(4.21m x 3.02m)

Double-glazed window to the front elevation and a central heating radiator.

Ensuite

Fully tiled and fitted with a contemporary three-piece suite comprising a low-level WC with concealed cistern, wall-mounted wash hand basin, and walk-in shower enclosure. Additional features include a chrome heated towel rail, recessed downlighting, and a double-glazed window.

Bedroom Two 13' 10" x 10' 2" (4.21m x 3.10m)

Double glazed window to the front and a central heating radiator.

Bedroom Three 11' 7" Max x 9' 10" Max (3.53m x 2.99m)

Double glazed window to the rear and a central heating radiator.

Bedroom Four 10' 5" x 7' 0" Plus storage cupboard (3.17m x 2.13m)

Double glazed window to the rear, central heating radiator and storage cupboard.

Bathroom/W.C

Fully tiled and fitted with a contemporary three-piece suite comprising a low-level WC with concealed cistern, wall-mounted wash hand basin, and panelled bath with shower over and glazed screen. Additional features include a chrome heated towel rail, recessed downlighting, and a double-glazed window.

Externally

Front Garden

Lawned front garden with a double driveway providing access to a single garage, together with a side access gate leading to the rear.

Rear Garden

Enclosed south facing rear garden, mainly laid to lawn, complemented by gravel and paved seating areas.

Garage 19' 10" Max x 9' 11" Max (6.04m x 3.02m)

Door width 7' 0" (2.13m Max)

Up-and-over doors, electric vehicle charging point, power, and lighting.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Garage and 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.

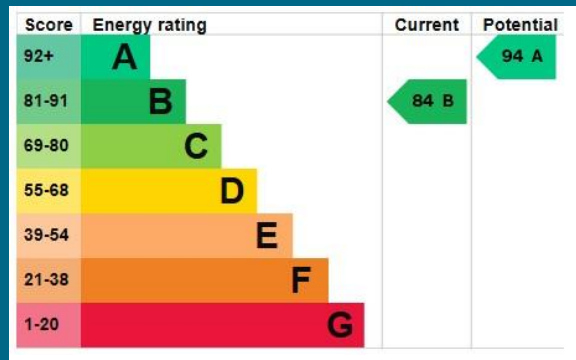
TENURE

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: E

EPC RATING: B

WD8708/BW/EM/19.06.2026/V.2





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