



Polwarth Drive | Brunton Park | NE3 5NJ

**£415,000**

A very well-appointed and extended four-bedroom semi-detached house situated within the highly sought-after Brunton Park development in Gosforth. Ideally suited to a growing family, this home benefits from a lovely mature south-facing garden, a remodelled dining kitchen with a range of quality fitted wall and base units and integrated appliances, a ground floor shower room, four generous bedrooms, a good-sized garage and a driveway providing ample off-street parking. The property is conveniently positioned close to local shops, amenities and transport links, while also offering access to excellent schools in the area. Gosforth High Street is just a short distance away.

The accommodation briefly comprises an entrance hallway with staircase leading to the first floor. To the front is a sitting room featuring a bay window, while to the rear is a full-width dining kitchen incorporating a range of quality fitted wall and base units, integrated larder fridge and freezer, and a selection of NEFF/AEG appliances. The ground floor also includes a utility room, a shower room and a sunny lean-to accessed from the kitchen. To the first floor there are four generous bedrooms, three of which benefit from fitted wardrobes. There is also a family bathroom complete with shower.

Externally, the rear of the property boasts a beautiful mature south-facing garden with a raised patio area. To the front, a paved driveway provides ample off-street parking and leads to a good-sized garage with up-and-over door. Additional features include gas-fired central heating and uPVC double glazing throughout.

**RMS** | Rook  
Matthews  
Sayer



4



1



2

**Extended four-bedroom semi-detached house**

**Full-width dining kitchen**

**Close to local shops, amenities, transport links, and excellent schools**

**Lovely mature south-facing garden**

**Ground floor shower room**

**Ideally suited to a growing family**

**For any more information regarding the property please contact us today**

**ENTRANCE DOOR LEADS TO:**

**RECEPTION HALL**

Part glazed entrance door, double glazed window, staircase to first floor with spindle banister, vinyl flooring, double radiator.

**SHOWER ROOM**

Double glazed window, step in double shower, low level WC, wash hand basin with set in vanity unit, tiled walls, tiled floor, extractor fan, radiator.

**SITTING ROOM 14'3 (into bay) x 13'1 (into alcove) (4.34 x 3.99m)**

Double glazed bay window to front, feature fireplace, marble inset & hearth, coving to ceiling, double radiator.

**LEAN TO 8'3 x 8'3 (2.51 x 2.51m)**

Tiled floor, power point.

**DINING KITCHEN 19'8 x 9'7 (5.99 x 2.92m)**

Fitted with a range of wall and base units, 1 ½ bowl sink unit, integrated larder fridge freezer, built in NEFF/AEG electric oven & gas hob, extractor hood, tiled splash back, understairs cupboard, radiator, door to utility, double glazed patio door.

**UTILITY 8'6 x 5'0 (2.59 x 1.52m)**

Door to shower room, sink unit, space for washing machine, part tiled walls, tiled floor, door to garage, stable door to rear.

**FIRST FLOOR LANDING**

Access to roof space.

**BEDROOM ONE 15'0 x 9'1 (to wardrobes) (4.57 x 2.77m)**

Double glazed window to front, fitted bedroom furniture, fitted wardrobes, radiator.

**BEDROOM TWO 11'9 x 9'2 (3.58 x 2.79m)**

Double glazed window to rear, radiator.

**BEDROOM THREE 8'9 x 8'6 (2.67 x 2.59m)**

Double glazed window, radiator.

**BEDROOM FOUR 17'1 x 8'5 (to wardrobes) (5.21 x 2.57m)**

Double glazed window to front and rear, fitted wardrobes, radiator, double radiator.

**FAMILY BATHROOM**

Three piece suite comprising a panelled bath with shower over, wash hand basin with set in vanity unit, low level WC, tiled walls, heated towel rail, airing cupboard housing combination boiler, double glazed frosted window.

**FRONT GARDEN**

Paved driveway, flower, tree and shrub borders.

**REAR GARDEN**

Southerly facing, laid mainly to lawn, flower, tree and shrub borders, fenced boundaries, raised patio area.

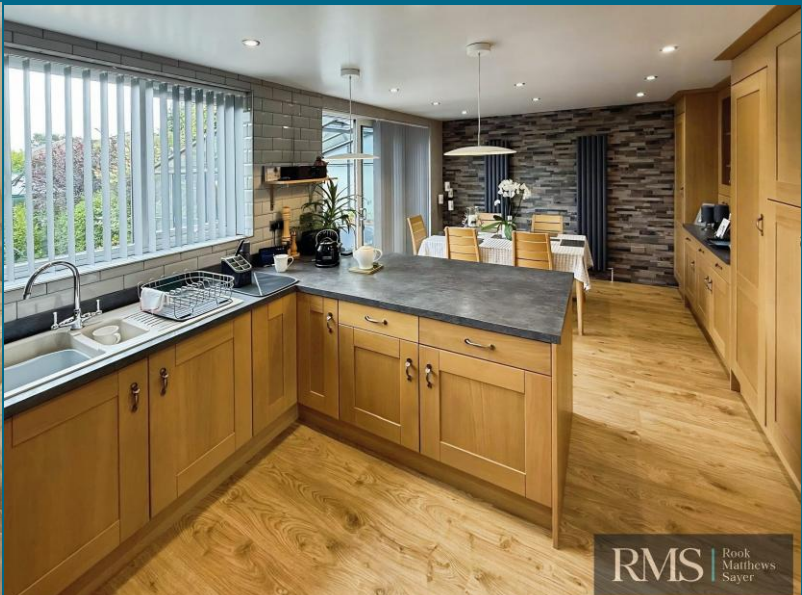
**GARAGE**

Up and over door, light and power points, space for washing machine. A storage shed will be left behind.

**T: 0191 284 7999**

**Gosforth@rmsestateagents.co.uk**

**RMS** | Rook  
Matthews  
Sayer



#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: Cable

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.

#### 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.

#### 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: TBC

GS00015983.DJ.PC.04/08/26.V.1



T: 0191 284 7999

Gosforth@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer



## WAITING ON EPC RATING

**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.

