



RMS | Rook
Matthews
Sayer

Brackenpeth Mews | Great Park | NE3 5RS

Offers Over £495,000

A rare opportunity to purchase this superb 3 bedroom detached bungalow occupying a prime position within the much sought after Melbury development of the Newcastle Great Park. The property occupies a generous plot with beautiful landscaped gardens and ample private parking together with further development opportunity subject to planning and building consent. Much of the property features Amtico flooring. The property is well positioned close to frequent transport links as well as providing easy access into central Gosforth.

Briefly comprising entrance hallway with WC. There is a large sitting room/dining room to the front with feature fireplace. There is a good size breakfasting kitchen with integrated appliance and centre island. The kitchen provides access to the utility and large conservatory overlooking the rear garden. There are 3 bedrooms with master en-suite, there is also a family bathroom. To the rear of the property is a beautiful landscaped garden with lawned area and patios with the addition of a gravelled area to the side perfect for further development. To the front is a town garden with wrought iron railings with paved area providing ample private parking. There is also an attached garage with up and over door. Additional features include UPVC double glazing and upgraded gas fired central heating via combination boiler.

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3



1



2

Modern double fronted detached bungalow

22ft breakfasting kitchen

Upgraded gas fired central heating

3 bedrooms with en suite to master

Ample private parking

Occupying a pleasant cul-de-sac position

For any more information regarding the property please contact us today

**ENTRANCE DOOR LEADS TO:
RECEPTION HALL**

Double glazed entrance door, Amtico flooring, meter cupboard, cupboard housing combination boiler, access to roof space, radiator.

W.C.

Double glazed window, pedestal wash hand basin, low level WC, extractor fan, Amtico flooring, radiator.

LOUNGE/DINING ROOM 23'3 (into alcove) x 14'9 (plus bay) (7.09 x 4.50m)

Double glazed window to front, double glazed bay window to front, coving to ceiling, Amtico flooring, three radiators.

CONSERVATORY 18'5 x 10'8 (5.61 x 3.25m)

Double glazed windows to rear and side, tiled floor.

BREAKFAST KITCHEN 22'3 x 11'6 (6.78 x 3.51m)

Fitted with a range of wall and base units, built in electric oven, built in gas hob, extractor hood, integrated fridge freezer and dishwasher, breakfast bar, tiled splash back, Amtico flooring, radiator, double glazed windows, double glazed French doors to conservatory.

UTILITY 18'8 x 6'7 (5.69 x 2.01m)

Space for washing machine, door to garage, double glazed door to rear, radiator.

BEDROOM ONE 14'6 x 9'3 (plus bay) (4.42 x 2.82m)

Double glazed bay window to front, radiator.

EN SUITE SHOWER ROOM

Step in double shower cubicle, pedestal wash hand basin, low level WC, part tiled walls, shaver point, Amtico flooring, double glazed frosted windows, extractor fan, radiator.

BEDROOM TWO 11'5 x 9'10 (3.48 x 3.00m)

Double glazed French doors, radiator.

BEDROOM THREE 8'3 x 8'1 (2.51 x 2.46m)

Double glazed window to rear, radiator.

BATHROOM/W.C.

Panelled bath with electric shower over, pedestal wash hand basin, low level WC, Amtico flooring, tiled splash back, radiator, extractor fan.

FRONT GARDEN

Town garden, wrought iron railings, paved area providing ample off street private parking.

REAR GARDEN

Beautiful landscaped garden, lawned area and patio.

GARAGE

Attached, up and over door, light and power points.



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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.

AGENTS NOTE

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

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.

ACCESSIBILITY

This property has accessibility adaptations:

- Suitable for wheelchair user
- Level access

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: C

GS00016114.DJ.PC.13.05.26.V.1



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	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.