



Hownam Close | Gosforth | NE3 4YS

£395,000

A well-appointed 4/5-bedroom detached house occupying a pleasant cul-de-sac position within this sought after residential development just off Salters Road in Gosforth. The property benefits from a range of modern fixtures and fittings to incorporate replacement bathroom suites, modern UPVC double glazing and gas fired central heating together with a large conservatory to the rear. An additional feature includes a garage conversion with en suite shower room. This could be used as a bedroom or home office. There is a lovely well-maintained garden to the rear together with ample off-street parking to the front. The property is well positioned for access to excellent local schools as well as a variety of shopping facilities, bars and restaurants on Gosforth High Street.

Briefly comprising entrance hallway, sitting room to the front with dining room to the rear with patio doors leading to the conservatory. There is a modern high gloss kitchen which leads to the utility. From here is an inner hallway which leads to the garage conversion with en suite shower. To the first floor are 4 bedrooms with en suite to the master. There is also a family bathroom.

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A well appointed detached house

5 bedrooms

Garage conversion with en suite shower

Ample off street parking

Pleasant cul-de-sac position

Access to excellent local schools

ENTRANCE TO PROPERTY:

ENTRANCE HALLWAY:

Double glazed entrance door, staircase to first floor and radiator

LOUNGE: 16'10 x 13' 0 / 5.13 x 3.96m

Double glazed bay window to the front, stone effect fireplace and radiator

DINING ROOM: 9'8 x 8'11 / 2.95 x 2.72m

Double glazed patio door to conservatory

KITCHEN: 9'8 x 9'5 / 2.95 x 2.87m

Fitted with a range of wall and base units with a 1 ½ bowl sink unit, built in double oven, built in induction hob, extractor hood and understairs cupboard

UTILITY:

Central heating boiler, double glazed window, double glazed door and radiator

FIRST FLOOR LANDING:

Access to roof space, airing cupboard and housing hot water cylinder

BEDROOM ONE: 13' x 9'6 / 3.96 x 2.9m

Double glazed window to front and fitted wardrobe with mirror fronted sliding doors.

EN SUITE SHOWER ROOM:

Three piece suite comprising of step in shower cubicle, pedestal wash hand basin and low level w.c. and double glazed frosted window

BEDROOM TWO: 9'7 x 9'4 / 2.92 x 2.84m

Double glazed window to rear, fitted wardrobes with mirror fronted sliding doors and radiator

BEDROOM 3: 8'10 x 7'3 / 2.69 x 2.21m

Double glazed window to front and radiator

BEDROOM FOUR: 9'3 x 8' / 2.82 x 2.44m

Double glazed window to rear and ducted air vent

BEDROOM FIVE:

Garage conversion with en suite shower, double-glazed window to front and ducted air vent

BATHROOM:

Three-piece suite comprising of panelled bath with electric shower over, pedestal wash hand basin, low level w.c., tiled walls, heated towel rail and double-glazed frosted window to rear

FRONT GARDEN:

Driveway providing ample off-street parking and lawned area

REAR GARDEN:

Lawned area and a patio area.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

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.

AGENTS NOTE

The sale of this property will be subject to receipt of Letters of Administration from the Probate Office. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their conveyancer. FCP guidance on the Deceased Estate aspect is still required before proceeding.

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

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.

COUNCIL TAX BAND: E

EPC RATING: D

GS00016008. DJ. MR. 04/03/2026. V1.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	67 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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