



Swainby Close | Whitebridge Park | NE3 5JE

Offers Over £620,000

Viewing comes recommended on this very well appointed 4 bedroom detached house located within the much sought after Whitebridge Park development in Gosforth. This much loved family home occupies a generous plot surrounded by beautiful mature gardens. It has also been much improved by the current owner to incorporate a range of quality fixtures and fittings to include replacement kitchen with granite work surfaces, family bathroom with jacuzzi style bath, modern UPVC double glazing and upgraded gas fired central heating. Additional features include ground floor WC, large conservatory, en suite to master bedroom, ample off street parking and double garage. The property also offers great potential for further development. There are excellent schools within the area as well as bus and metro links to the airport and Newcastle City Centre. Gosforth High Street is a short distance away.

The property comprises entrance hallway with WC and staircase leading to the first floor. There is a spacious dual aspect through lounge/dining room together with quality fitted breakfasting kitchen with granite work surfaces and integrated appliances. The kitchen provides access to a large conservatory and utility room which provides access to the garage. To the first floor are 4 double bedrooms with en suite to the master. There is also an office to this floor together with family bathroom with jacuzzi style bath. Externally to the rear is a beautiful well maintained garden with patio area and storage shed. There is also a generous lawned garden to the front with driveway providing ample off street parking. This leads to a double garage with electronically operated up and over door.

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4



1



2

Detached house

Occupies a generous plot

4 double bedrooms

Office

**Quality fitted breakfasting
kitchen**

**Excellent schools within the
area**

For any more information regarding the property please contact us today

ENTRANCE DOOR LEADS TO:

ENTRANCE LOBBY

Double glazed entrance door, radiator, part glazed door to reception hall.

RECEPTION HALL

Staircase to first floor with spindle banister, understairs cupboard, radiator.

W.C.

Double glazed window, low level WC, wash hand basin, tiled floor, heated towel rail.

LOUNGE/DINING ROOM 25'0 (into bay) x 17'3 to 12'3 (7.62 x 5.26-3.73m)

Double glazed window to rear, double glazed bay window to front, marble fireplace, coving to ceiling, two double radiators.

CONSERVATORY 12'11 x 11'7 (3.94 x 3.53m)

Double glazed windows to rear and side, tiled floor, radiator.

DINING KITCHEN 23'2 x 9'6 (7.06 x 2.90m)

Fitted with a range of wall and base units with granite work surfaces, single drainer sink unit, built in electric oven with warming draw, built in ceramic hob, extractor hood, integrated dishwasher and microwave, radiator, double glazed window to rear, double glazed window to rear, double glazed French door to conservatory.

UTILITY 8'0 x 6'3 (2.44 x 1.91m)

Sink unit with granite work surfaces, space for washing machine, tiled floor, door to garage, double glazed door to rear, radiator.

FIRST FLOOR LANDING

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

MASTER BEDROOM 13'5 x 12'11 (4.09 x 3.94m)

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

EN SUITE SHOWER ROOM

Step in shower double cubicle, wash hand basin with set in vanity unit, low level WC, tiled walls, tiled floor, shaver point, Velux window, radiator.

BEDROOM TWO 13'10 x 9'9 (4.22 x 2.97m)

Double glazed window to front and side, fitted wardrobes with mirror fronted sliding doors, radiator.

BEDROOM THREE 10'7 x 10'7 (3.23 x 3.23m)

Double glazed window to rear, fitted wardrobes with sliding doors.

BEDROOM FOUR 11'11 x 7'7 (plus recess) (3.63 x 2.31m)

Double glazed window to front, fitted wardrobes, built in cupboard.

BEDROOM 5/STUDY 7'1 x 6'9 (2.16 x 2.06m)

Double glazed window to rear, radiator.

FAMILY BATHROOM

Jacuzzi style bath, wash hand basin with set in vanity unit, low level WC, tiled floor, tiled walls, double glazed frosted window to rear.

FRONT GARDEN

Laid mainly to lawn, planted borders, driveway.

REAR GARDEN

Laid mainly to lawn, patio, flower, tree and shrub borders, fenced boundaries, gated access.

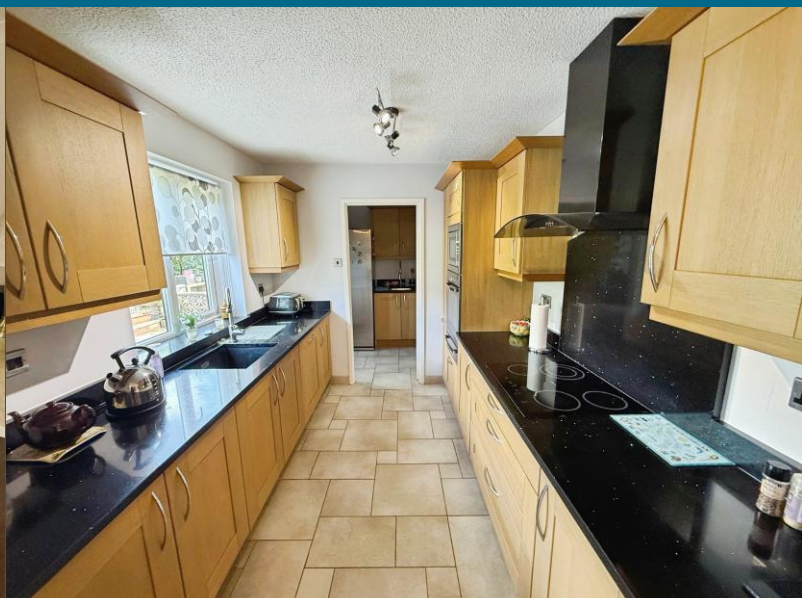
DOUBLE GARAGE 20'2 x 16'6 (6.15 x 5.03m)

Electronically operated up and over door, central heating boiler.

T: 0191 284 7999

Gosforth@rmsestateagents.co.uk

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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.

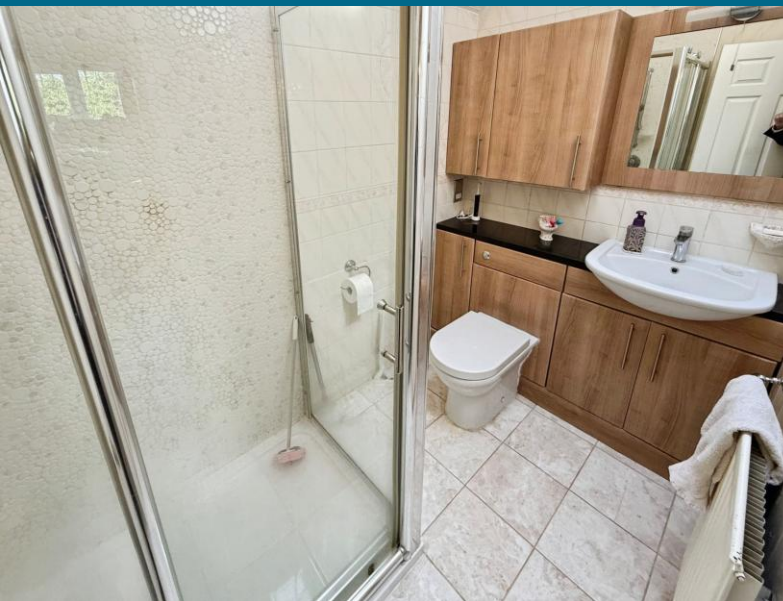
TENURE

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: F

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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