



Forest Gate | Palmersville | NE12 9EL

£375,000

Nestled on a corner plot within this highly desirable development, this splendid detached home offers stylish and spacious accommodation, ideal for professionals and growing families. The superbly appointed interior, greatly enhanced and upgraded by the current vendors, opens into a welcoming entrance hall with a convenient refitted guest W.C. The bright and airy reception room to the front provides a relaxed setting, whilst to the rear you will find the standout feature of the property: a fabulous refurbished dining kitchen. Designed with both everyday living and social gatherings in mind, the contemporary units are complemented by high-quality integrated appliances and flow seamlessly via bi-folding and French doors to the beautifully landscaped south-facing garden, creating an excellent indoor-outdoor entertaining space.

Upstairs, the property continues to impress with four generous bedrooms. The principal bedroom benefits from a lovely refurbished modern en-suite, whilst the family bathroom offers a luxurious retreat, featuring both a bath and separate shower to cater for all preferences.

Externally, alongside the rear garden, there is a good-sized block-paved driveway providing parking for several vehicles and leading to an integral garage with an electric door. Perfectly positioned for a variety of local schools, shops and amenities, as well as Palmersville Metro Station and excellent transport links, this is a lovely home truly worthy of an early internal inspection. Viewing is highly recommended.

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Impressive Corner Plot Family Home Refurbished En Suite & Luxury Bathroom

Dining Kitchen with Integral Appliances

Garage with Electric Door

Bi Folding Doors to Southerly Garden

Freehold

EPC: C

Council Tax: D

ENTRANCE HALLWAY: Accessed via a double-glazed entrance door, the welcoming hallway features a staircase with spindle banister rising to the first floor, an understairs storage cupboard, and a radiator.

DOWNSTAIRS CLOAKS/W.C.: Fitted with a wash hand basin set within a vanity unit, low-level WC, heated towel rail, and illuminated touch-light mirror. The room benefits from part-tiled walls and a double-glazed window to the front.

LOUNGE: 15'3 x 11'2, (4.64m x 3.40m) plus bay window. A bright and comfortable reception room featuring decorative coving, a double and a single radiator, and a double-glazed bay window to the front, allowing natural light to enter the space.

DINING KITCHEN: 26'7 x 8'6, (8.10m x 2.59m). This impressive modern dining kitchen is fitted with a range of contemporary wall and base units complemented by work surfaces and a 1½-bowl sink unit. Integrated NEF appliances include an electric oven, combination microwave oven, induction hob with extractor hood, and dishwasher, there is also a fridge freezer, and washing machine. Additional features include a useful corner larder unit, tiled flooring, part-panelled wall detailing, a double radiator, and a feature radiator. The space enjoys excellent connection to the garden through double-glazed French doors and window, along with a stylish double-glazed bi-folding doors opening onto the rear garden, creating an ideal space for modern family living and entertaining.

FIRST FLOOR LANDING AREA: The landing provides access to all first-floor accommodation and features a useful airing cupboard housing the hot water cylinder, a radiator, and access to the part-boarded loft space via a loft ladder.

BEDROOM ONE: 13'1 x 11'5, (3.99m x 3.47m). A spacious principal bedroom benefiting from decorative coving, two built-in wardrobes providing excellent storage, a radiator, and a double-glazed window to the front.

EN-SUITE SHOWER ROOM: Stylishly appointed with a wash hand basin set within a floating vanity unit, a walk-in mains-fed shower enclosure, low-level WC, heated towel rail, illuminated touch-light mirror, and extractor fan. Additional features include part-tiled walls, tiled flooring, and a panelled ceiling recessed ceiling spotlights, and a window to the front.

BEDROOM TWO: 11'2 x 8'6, (3.40m x 2.59m). A well-proportioned double bedroom featuring a built-in wardrobe and storage cupboard, decorative coving, a double radiator, and a double-glazed window to the front.

BEDROOM THREE: 8'6 x 8'8, (2.59m x 2.64m). Benefiting from a built-in wardrobe, decorative coving, and a double-glazed window overlooking the rear garden.

BEDROOM FOUR: 10'5 x 8'2, (3.17m x 2.48m). A versatile fourth bedroom featuring decorative coving, a radiator, and a double-glazed window to the rear.

FAMILY BATHROOM: Beautifully presented and fitted with a bath, wash hand basin set within a floating vanity unit, walk-in twin-head mains-fed shower enclosure, low-level WC, heated towel rail, and an extractor fan. The room is finished with part-tiled walls, tiled flooring, and a panelled ceiling.

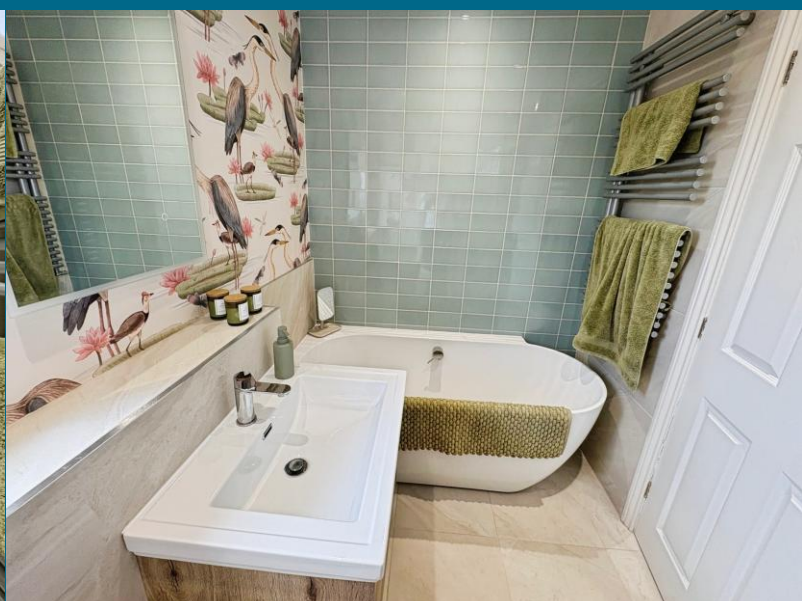
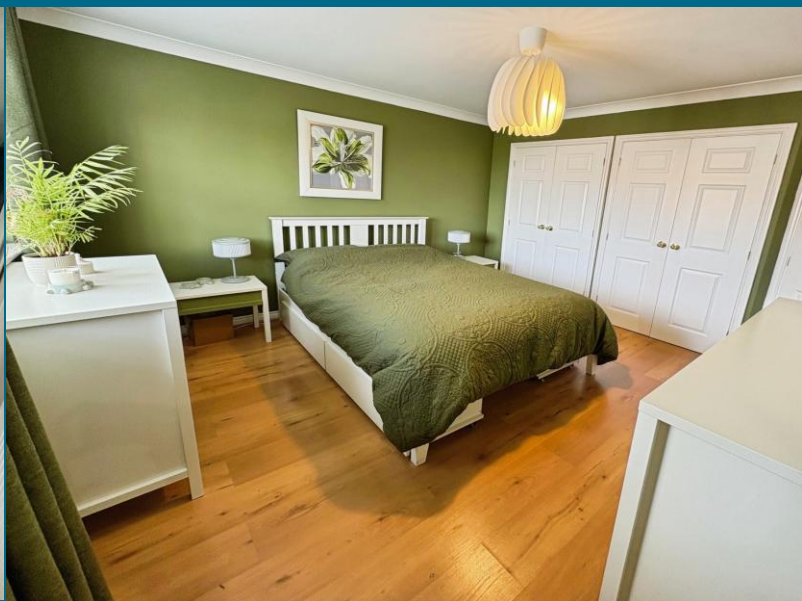
EXTERNALLY: To the rear, the property enjoys a manicured, south-facing garden, laid predominantly to lawn with a paved patio area ideal for outdoor dining and entertaining. Attractive raised timber planters, together with established flower, tree, and shrub borders, enhance the outdoor space. The garden is enclosed by fencing and benefits from external power and water supplies, along with gated side access to the front of the property.

GARAGE: The integral garage is equipped with light and power points and houses the wall-mounted system boiler. Additional features include an electric vehicle charging point and an electric sectional up-and-over door operated via remote control.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Garage/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.

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property?

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Any flood defences at the property: NO

Coastal Erosion Risk: LOW

Known safety risks at property (asbestos etc...): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: YES - New housing development in progress nearby.

Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations.

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: C

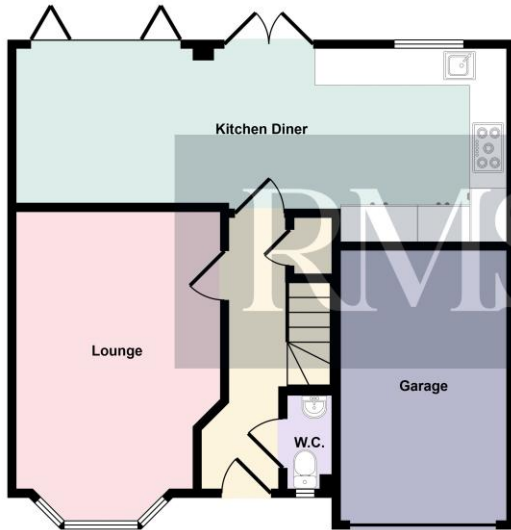
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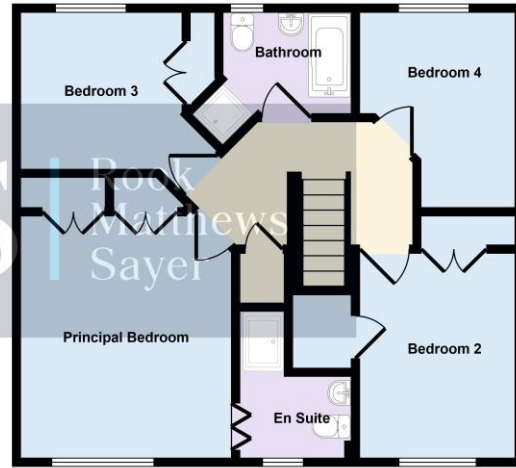
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Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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