



Brookland Drive, Killingworth, NE12 6LT

£350,000

Situated within a cul de sac and appealing to family buyers we offer for sale this extended four bedroom detached house offering excellent sized accommodation, ideally positioned for all local amenities, highly regarded schools, road and transport links. The spacious entrance hall has a convenient guest w.c. and gives access to the fabulous sized open plan lounge with large windows and French doors to the rear flooding the room with natural light. The modern kitchen is also extended and well appointed with a good range of wall and base units and offers access to the rear garden.

Upstairs the room sizes are equally impressive with three doubles and a single which is perfect for a child, nursery or home office. The principle bedrooms boasts a staircase to boarded roof space with Velux window and walk in wardrobe. The family bathroom completes the accommodation with bath and shower over catering to both preferences,

Externally to the front and rear you will find enclosed lawned gardens, the rear has a EV charging port, lovely paved patios access to the garage. There is also an additional garage situated to the block behind. Overall a fabulous sized home offering convenience, comfort and style for those with a growing family. Early Inspection Highly Recommended.

The property has solar panels with battery, owned on completion which will be verified by the solicitor.

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Extended Detached

Generous Loft Space

Fabulous Accommodation

Two Single Garages

Large Open Plan Lounge

Gardens to Front and Rear

Four Bedrooms

Superb Family Home

ENTRANCE HALLWAY: Double glazed entrance door, staircase to the first floor, beautiful tiled floor, double glazed window to front. Cupboard housing combi boiler, radiator, door to:

DOWNSTAIRS CLOAKS/W.C.: Pedestal wash hand washbasin, low level w.c., radiator, tiled floor and splashback, Spotlights to ceiling.

LOUNGE: (front): 28'7" x 11'6" max, (8.71m x 3.51m max), Beautiful extended lounge with large windows to front and French doors to the garden giving an abundance of natural light and perfect for family gatherings and entertaining. Tiled floor, double radiator x 2, coving to ceiling.

KITCHEN: (rear): 15'7" x 9'7" (4.75m x 2.92m), Fabulous extended kitchen incorporating a range of sleek and stylish base, wall and drawer units and 1 ½ bowl sink. Dual fuel range cooker, space for washing machine and fridge freezer. Tiled flooring, double glazed window and door to rear.

FIRST FLOOR LANDING : doors leading to

FAMILY BATHROOM: comprising of, bath with mains shower over and glass screen, pedestal wash hand basin, level w.c. fully tiled walls and floor. Heated towel rail. Double glazed frosted window to the rear.

BEDROOM ONE: (front): 11'6" x 10'7" (3.51m x 3.22m), Double glazed window to front, radiator, staircase to boarded loft space with velux windows and storage

BEDROOM TWO: (rear): 12'6" x 7'6" ((3.81m x 2.29m), Double glazed window to rear, radiator.

BEDROOM THREE: (front): 13'8" x 6'9", (4.17m x 2.06m), Double glazed window to rear, radiator,

BEDROOM FOUR: (rear): 9'6" X 6'9" (2.960m X 2.06m) Double glazed window to front, radiator.

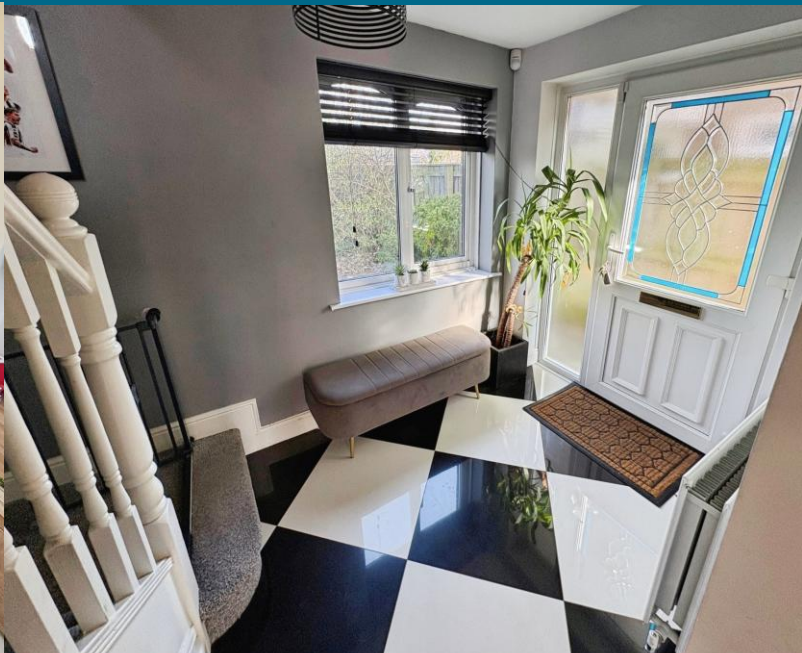
EXTERNALLY: Good sized gardens to front and rear with lawned and patio area, EV charging point, door to detached garage with up and over door. There is another garage to the rear in a separate block.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage x 2 & 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.

Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. 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.

RISKS

Flooding in last 5 years: No

Risk of Flooding: Zone 1

Known safety risks at property: No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: "YES / NO"

ACCESSIBILITY

This property has No accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

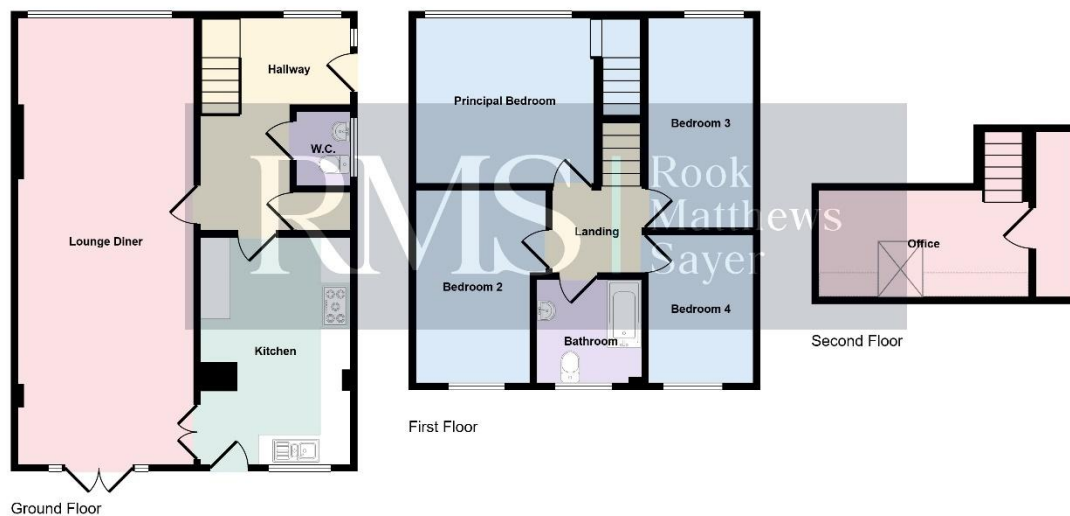
TENURE

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: C

EPC RATING: C

FH00009339/GO/GO/09.03.26/V3



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 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



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.