



Lavender Drive | Great Park | NE13 9FB

Offers Over £305,000

Viewing comes recommended on this immaculate 'Elliston' style semi detached house constructed by Taylor Wimpey located within the much sought after Newcastle Great Park. The property features a large fully integrated open plan kitchen/dining area together with 4 generous bedrooms with en suite to master. There is also a good size lounge and a ground floor WC. Externally to the rear is a large private garden with driveway to the front leading to a detached garage. The property also benefits from zonal gas fired central heating and UPVC double glazing. There are frequent transport links nearby together with community centre, local shops and schools. The A1 motorway is a short distance away.

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MATTHEWS
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4



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'Elliston' style semi detached house

En suite to master

4 generous bedrooms

Good size lounge

**Large fully integrated open
plan kitchen/dining area**

**Nearby community centre,
local shops and schools**

For any more information regarding the property please contact us today

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, staircase to first floor, radiator.

W.C.

Low level WC, pedestal wash hand basin, extractor fan, radiator.

SITTING ROOM 13'11 x 12'6 (4.24 x 3.81m)

Double glazed window to front, understairs cupboard, radiator.

DINING KITCHEN 16'0 x 9'6 (4.88 x 2.90m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, integrated fridge freezer, dishwasher and washing machine, built in double oven, built in gas hob, extractor hood, double glazed French door to rear garden, combination boiler, radiator, double glazed window to rear.

FIRST FLOOR LANDING

Double glazed window, built in cupboard, radiator, staircase to 2nd floor with spindle banister.

BEDROOM TWO 10'5 X 9'0 (3.18 x 2.74m)

Double glazed window to front, radiator.

BEDROOM THREE 10'9 x 7'9 (3.28 x 2.36m)

Double glazed window to rear, built in cupboard, radiator.

BEDROOM FOUR 10'7 x 8'0 (3.23 x 2.44m)

Double glazed window to rear, radiator.

FAMILY BATHROOM

Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, radiator, extractor fan.

SECOND FLOOR

BEDROOM ONE 18'11 x 12'8 (5.77 x 3.86m)

Double glazed dormer window, fitted wardrobes, Velux window.

EN SUITE SHOWER ROOM

Step in shower cubicle, low level WC, pedestal wash hand basin, Velux window, extractor fan, radiator.

FRONT GARDEN

Lawned area, driveway.

REAR GARDEN

Laid mainly to lawn, fenced boundaries, gated access.

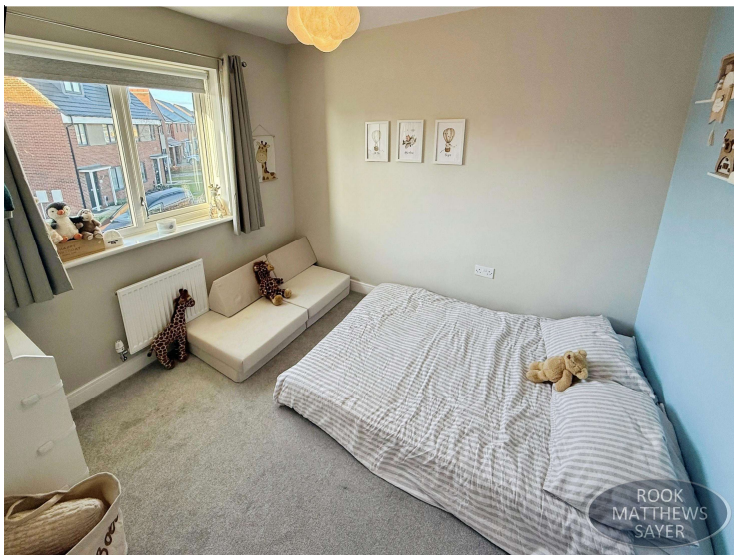
GARAGE

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

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: 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.

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

Ground Rent: £10 per annum - Review Period: TBC - Increase Amount: TBC

Maintenance Charge: £366.00 per annum - Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: D

EPC RATING: B

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	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.



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