



Meadow Gardens | Camperdown | NE12 5AR

£320,000

Presenting a thoughtfully designed, well maintained three-bedroom family home with much to offer on Meadow Gardens in Camperdown. The welcoming hallway leads to a bright and modern open plan dining kitchen with integral appliances and room for a table ideal for family meals and social gatherings. The spacious lounge to the rear boasts bi folding doors which flow seamlessly on to the good-sized rear garden creating that indoor outdoor feel. There is also a useful utility room which helps keep the kitchen organized and clutter free while a convenient ground floor w.c. and cloak storage add further practicality to the home. The first floor is centered around a bright landing leading to three well-proportioned bedrooms, principal with en-suite and a family bathroom to serve the others.

Generous gardens to both front and rear and attached garage with driveway make parking a breeze. A perfect choice for professionals and families alike, balancing contemporary living with practical everyday functionality. Cygnet Park is a highly desirable modern development, ideally placed for a range of schools and amenities. A19 and A1 are easily accessible plus regular public transport make it a popular choice for commuters. Early internal inspection advised.

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**3****1****2****Modern Detached Home****Well Appointed & Decorated****En Suite & Ground Floor W.C.****Garage & Generous Gardens****Stylish Dining Kitchen & Separate Utility****Freehold****EPC: D****Council Tax: D**

ENTRANCE HALLWAY: Accessed via a double-glazed entrance door, the welcoming hallway provides access to the ground floor accommodation.

BREAKFAST KITCHEN: 13'4 x 13'8, (4.06m x 4.16m) max. This stylish and modern breakfast kitchen is fitted with a comprehensive range of wall and base units, complemented by a 1½ bowl sink unit. Integrated appliances include an electric double oven, induction hob, and fridge freezer. Additional features include ceiling spotlights, a radiator, and a double-glazed window to the front.

LOUNGE: 13'7 x 13'8, (4.14m x 4.16m). A spacious and inviting reception room featuring two double radiators and bi-folding doors opening onto the rear garden, creating an excellent indoor-outdoor living space. The room also benefits from a staircase to the first floor with a useful under-stairs storage cupboard, together with access to the utility room.

UTILITY: A practical utility space fitted with worktops and plumbing for a washing machine and tumble dryer. A double-glazed window overlooks the rear garden, and a door provides access to the downstairs cloakroom/WC.

DOWNSTAIRS CLOAKS/W.C.: Fitted with a wash hand basin, low-level WC, and double radiator. The walls are part tiled, and there is a double-glazed window to the rear.

FIRST FLOOR LANDING AREA: Featuring a double-glazed window to the rear, access to the loft space, and a radiator.

BEDROOM ONE: 7'8 x 11'8, (2.33m x 3.55m) plus wardrobes. The principal bedroom benefits from fitted wardrobes with mirrored sliding doors, a radiator, and a double-glazed window to the front.

EN-SUITE SHOWER ROOM: Comprising a wash hand basin set within a vanity unit, a double electric shower, low-level WC, and heated towel rail. The walls are part tiled, and there is a double-glazed window to the side.

BEDROOM TWO: 10'7 x 10'8, (3.22m x 3.25m). A well-proportioned double bedroom with a radiator and a double-glazed window overlooking the rear garden.

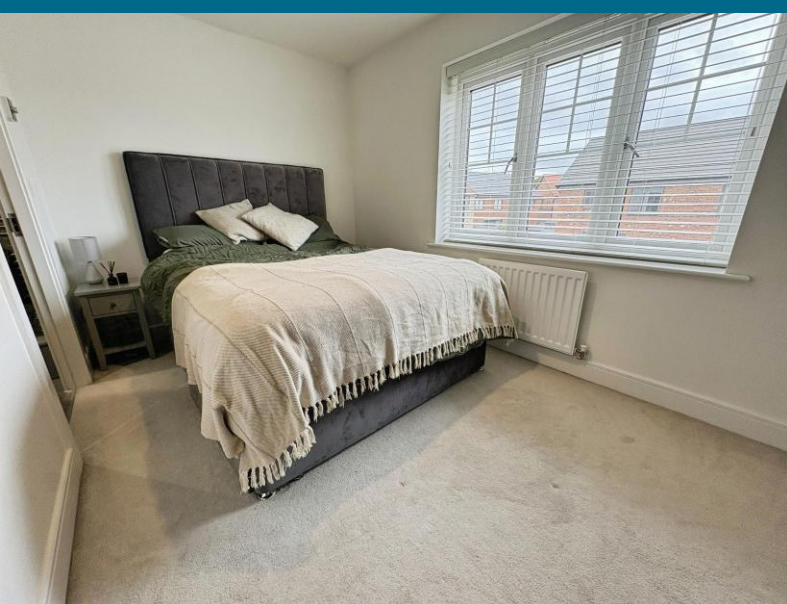
BEDROOM THREE: 10'7 x 10'8, (3.22m x 3.25m). Another generously sized bedroom featuring a radiator and a double-glazed window to the rear.

FAMILY BATHROOM: Appointed with a panelled bath incorporating a mains-fed shower and glazed shower screen, wash hand basin, low-level WC, and heated towel rail. The walls are part tiled, and a double-glazed frosted window provides natural light and privacy.

EXTERNALLY: To the front of the property is a lawned garden with attractive shrub borders, alongside a block-paved driveway leading to the garage and providing off-street parking. The enclosed rear garden is laid mainly to lawn and features a patio seating area, external water supply, fenced boundaries, and gated access to the front of the property.

GARAGE: Fitted with an up-and-over door and benefiting from light, power, and a wall-mounted combination boiler.

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PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE TO PREMISES

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? NO

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: NO

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: B

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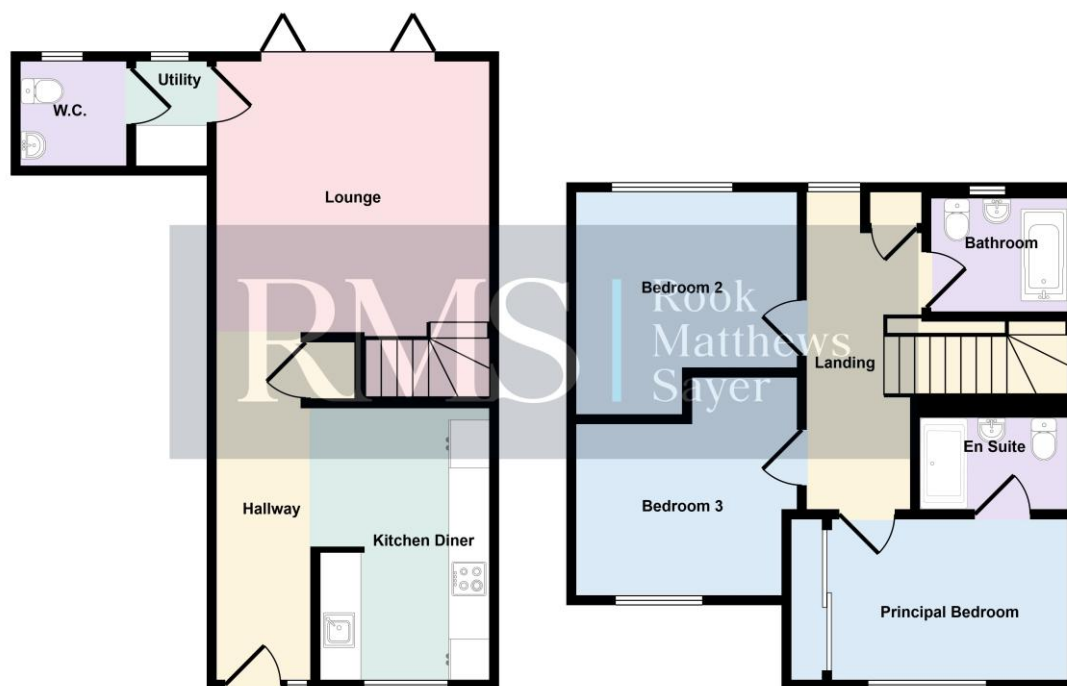
Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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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.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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