Sherwood Place | Melton Park | NE3 5TL

OITRO £550,000

An exceptional opportunity to acquire this extended double-fronted detached bungalow, situated within the highly desirable Melton Park development in Gosforth. Occupying a generous plot, this impressive home offers spacious and versatile accommodation throughout, complemented by beautifully landscaped gardens and an elevated balcony enjoying attractive views over Northumberland Golf Course.

The accommodation briefly comprises three well-proportioned double bedrooms, including a generous principal bedroom with en-suite facilities, together with a modern family bathroom. To the front of the property is an elegant sitting room featuring a bay window, while a separate dining room provides an ideal space for formal entertaining.
At the heart of the home is a substantial L-shaped dining kitchen, offering excellent space for everyday living and family gatherings. The kitchen provides direct access to a bright and airy conservatory overlooking the rear garden.

Externally, the property boasts meticulously maintained rear gardens, thoughtfully landscaped to create a tranquil outdoor setting. A distinctive spiral staircase leads to an elevated balcony, providing a superb vantage point with views across Northumberland Golf Course. To the front, there is a low-maintenance landscaped garden, a driveway providing off-street parking, and access to a single garage with an electronically operated up-and-over door. Further benefits include UPVC double glazing and gas-fired central heating.

Ideally positioned, the property enjoys excellent transport links and convenient access to central Gosforth, where residents can take advantage of an excellent range of shops, cafés, restaurants, and local amenities.

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Extended double-fronted detached bungalow

Three well-proportioned double bedrooms

Occupying a generous plot

Elevated balcony

Principal bedroom with en-suite facilities

Convenient access to central Gosforth

For any more information regarding the property please contact us today

ENTRANCE DOOR LEADS TO:
ENTRANCE PORCH
PVC entrance door.

RECEPTION HALL
Built in cupboard, double radiator.

SITTING ROOM 16'8 (into bay) x 13'11 (into alcove) (5.08 x 4.24m)
Bay window, feature fireplace, coving to ceiling, radiator.

DINING ROOM 12'5 x 8'0 (3.78 x 2.44m)
Radiator.

BREAKFAST KITCHEN 16'8 x 15'2 (L-Shape) (5.08 x 4.62m)
Fitted with a range of wall and base units, double drainer sink unit, integrated microwave, built in electric oven, built in gas hob, space for washing machine, space for dishwasher, door to garage, double glazed door to rear, double glazed French door to conservatory.

BEDROOM ONE 18'9 x 9'6 into 6'1 (5.72 x 2.90-1.85m)
Double glazed window to side and front, fitted wardrobes, mirror front sliding doors, two double radiators.

EN SUITE WET ROOM
Shower, wash hand basin, low level WC, extractor fan.

BEDROOM TWO 18'5 x 8'7 into 8'1 (5.61 x 2.62-2.46m)
Double glazed window to rear, radiator, double radiator.

BEDROOM THREE 11'11 x 10'9 (to wardrobes) (3.63 x 3.28m)
Double window to front, fitted wardrobes, radiator.

FRONT GARDEN
Mainly gravelled, plant borders, driveway.

REAR GARDEN
Laid mainly to lawn, patio, conifer boundaries, two garden sheds, greenhouse, gated access, spiral staircase to balcony.

GARAGE
Wall mounted combi boiler electronically operated up and over door, light and power points.

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PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: None
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.

AGENTS NOTE
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.

ACCESSIBILITY
This property has accessibility adaptations:
- Level access
- Wet room

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: E

EPC RATING: D

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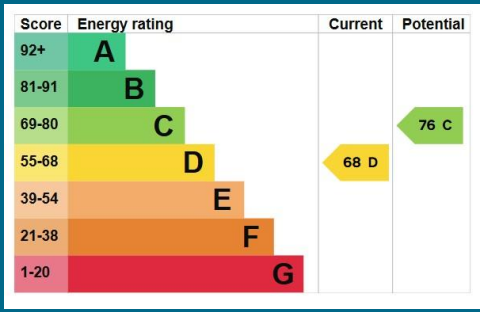

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

The Property Ombudsman

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