



Elizabeth Drive Palmersville NE12 9QP

£215,000

Presenting an impressive four-bedroom semi detached on the sought after Elizabeth Drive, offering a wonderful opportunity to acquire a spacious and stylish home perfect for a growing family.

A bright and airy hallway leads to the front facing lounge with feature fireplace creating a welcoming space to unwind. The heart of the home is the generous dining kitchen which provides ample space for family meals and gatherings with a good range of wall and base units with access to a useful outhouse / utility area. Patio doors open to the larger than average rear garden with a southerly aspect offering a superb space for outdoor activities, relaxing or entertaining. There is also a stylish refurbished shower room which completes the ground floor.

Upstairs the central hallway leads to four generously proportioned bedrooms, three of which are doubles and a single perfect as a child's room or home office. An additional w.c.to this floor provides comfort for all. To the front the property boasts a driveway that can accommodate multiple cars, ensuring convenience for you and your guests. Neutrally decorated throughout the property provides a bright and modern interior ready for you to make your own. Located within easy reach of local amenities, highly regarded schools and excellent public transport links including Palmersville Metro Station. Viewings highly recommended.

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Four Bed Semi Detached

Large Rear Garden

Superb Family Home

Driveway Multiple Vehicles

Sought After Location

Freehold

Refurbished Shower Room

EPC: C

ENTRANCE

Double Glazed composite door to :

ENTRANCE HALLWAY: Staircase to the first floor with spindles, radiator, under stair cupboard.

DOWNSTAIRS SHOWER ROOM /W.C.

Refurbished shower room with step in shower cubicle and mains shower, wash hand basin in vanity unit, low level w.c. Heated towel rail, tiled walls and floor.

LOUNGE: (front): 12'5 x 11'0, (3.78m x 3.35m), Spacious lounge to the front with feature fireplace, wood surround, tiled hearth and electric stove. Double glazed window to front, radiator.

DINING KITCHEN (rear): 21'9 x 11'1, (6.62m x 3.37m), Open plan dining kitchen incorporating a range of base, wall and drawer units with contrasting worktops and breakfast bar. Dual fuel range cooker with 7 burner gas hob, spaces for washing machine and tumble dryer and fridge freezer. Double glazed window to rear and side and double-glazed French doors to garden. Door to utility / outhouse with double glazed door and window to the rear.

FIRST FLOOR LANDING AREA:

Double glazed window to the side, loft access with pull down ladders, we understand that the loft is partially boarded for storage purposes.

BEDROOM ONE: (rear): 12'3 x 11'7 (3.73m x 3.53m) Double bedroom with views overlooking the rear garden. Radiator and double-glazed window.

BEDROOM TWO: (front): 12'2 x 11'7 (3.70m x 3.53m) Further double bedroom with double glazed window to the front and radiator.

BEDROOM THREE: (rear) 11'7 x 10'5 (3.53m x 3.17m) Views over the rear garden, double glazed window and radiator.

BEDROOM FOUR: (front) 9'4 x 6'9 (2.84m x 2.05m) Ideal as child's room or home office, benefitting from built in wardrobe and radiator.

FIRST FLOOR W.C.

Additional low level w.c. with double glazed window to the rear.

REAR GARDEN:

Delightful, enclosed garden to the rear with a variety of trees and shrubs and southerly aspect. Generous in size with lawned areas and patio x 3 ideal for al fresco dining and entertaining. External water supply and garden shed x 3.

FRONT GARDEN:

Block paved driveway to the front providing off street parking for several vehicles, fenced boundaries.

T: 01912667788

foresthall@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE TO PREMISES

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. -

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

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:

- 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

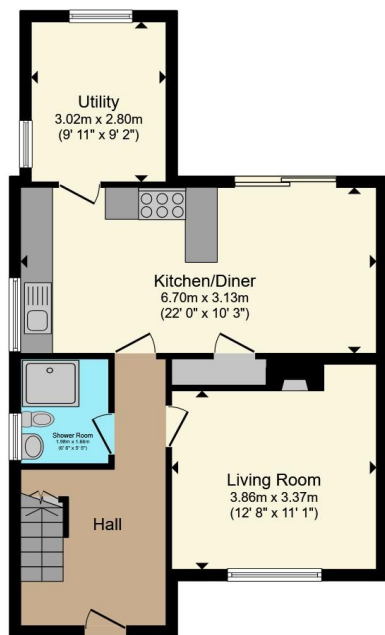
TENURE

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

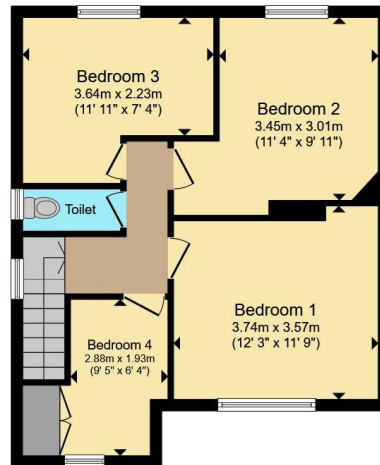
COUNCIL TAX BAND: A

EPC RATING: TBC

FH00009527/GO/GO/17/09/26



Ground Floor



First Floor

Total floor area 0.0 m² (0 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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