



Featherstone Grove Gosforth

An opportunity to purchase this outstanding 5 bedroom town house occupying a prime position within the sought after Melbury development of the Newcastle Great Park with open aspect views of the local green. This outstanding property benefits from a substantial kitchen extension to the rear together with impressive loft conversion with en suite and walk-in wardrobe. It boasts in excess 2100 sq ft floor area over four floors and benefits from a range of quality fixtures and fittings throughout.

The property comprises to the ground floor a reception hallway with WC and staircase leading to the first floor. To the front is a snug/bar fitted with a range of high gloss and glass cabinets concealing drinks cabinet with large wine fridge. There is a 21ft extended kitchen/dining room/family room to the rear fitted with a range of quality wall and base units with centre island, dual sky lights and French doors leading to the rear garden. From the kitchen there is access to the utility room. To the first floor is a large sitting room with dual aspect views to the rear and shutters to windows. There is also an office and large double bedroom both of which feature Juliette balconies. To the second floor are three double bedrooms one of which features an en suite with shower. There is a newly fitted quality three piece 'Geberit' bathroom suite including a shower over the bath. To the third floor is an impressive loft conversion featuring the master bedroom leading to a fabulous en suite with walk-in shower and roll top bath. This leads to a large walk-in wardrobe. Externally to the rear is a low maintenance westerly facing garden with decked patio area and gated access. To the rear to the property there is a parking space and access to the single garage. To the front is a pleasant town garden with wrought iron railings. The property also benefits from UPVC double glazing and gas fired central heating.

Offers Over **£465,000**

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12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

ROOK
MATTHEWS
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www.rookmatthewssayer.co.uk
gosforth@rmsestateagents.co.uk



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GROUND FLOOR

HALLWAY

BAR/SNUG 12'10 x 9'10 (3.90 x 2.99m)

KITCHEN/FAMILY ROOM 21'0 x 20'5 (6.40 x 6.22m)

UTILITY 4'10 x 10'2 (1.48 x 3.10m)

W.C.

FIRST FLOOR

LANDING

BEDROOM 13'2 x 9'10 (4.01 x 3.00m)

OFFICE 6'7 x 7'5 (2.01 x 2.25m)

LOUNGE 14'2 x 19'8 (4.32 x 6.00m)



SECOND FLOOR

LANDING

BEDROOM 13'7 x 9'11 (4.15 x 3.00m)

EN SUITE 6'1 x 6'3 (1.86 x 1.90m)

BATHROOM 6'9 x 6'7 (2.07 x 2.00m)

BEDROOM 11'8 x 10'2 (3.57 x 3.10m)

BEDROOM 9'9 x 6'10 (to wardrobes) (2.97 x 2.08m)



THIRD FLOOR

MASTER BEDROOM 14'10 x 17'10 (4.53 x 5.44m)

EN SUITE 8'9 x 9'7 (2.66 x 2.92m)

WALK-IN WARDROBE 8'9 x 9'8' (2.66 x 2.94m)



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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

COUNCIL TAX BAND: E

EPC RATING: C

GS00014825.DJ.PC.18.03.24.V.3





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 relation to this property.

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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