



Edlingham Close South Gosforth

An opportunity to purchase this four bedroom detached house located within this desirable residential development close to Jesmond Dene and The Freeman hospital. The property offers generous accommodation to include a 24ft sitting/dining room, four good size bedrooms with en suite to master. Additional key features include a ground floor WC, conservatory, southerly facing garden to the rear, ample off street parking and a detached double garage as well as modern UPVC double glazing and gas fired central heating via combination boiler. The property will suit a variety of potential purchasers and is well positioned within easy walking distance to South Gosforth metro station, local shops, excellent schools and The David Lloyd tennis centre.

The property comprises an entrance hallway with staircase leading to the first floor, a large sitting/dining room, a further ground floor reception room and a modern fully fitted kitchen. There is also a ground floor WC and conservatory. To the first floor are four good size bedrooms, master en suite and a family bathroom with shower. There is a lawned garden to the front with driveway and carport to the side of the house providing ample off street parking for several cars. To the rear is a southerly facing garden with patio area together with a detached double garage with up and over doors.

Offers Over **£365,000**

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ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Entrance door, double glazed window, staircase to first floor with spindle banister, radiator.

W.C.

Double glazed window, low level WC, pedestal wash hand basin, radiator.



SITTING/DINING ROOM 24'9 x 11'9 into 10'2 (7.54 x 3.58-3.10m)

Double glazed window to front, living flame effect gas fire, feature fireplace, coving to ceiling, double glazed patio door to conservatory, two double radiators.

RECEPTION ROOM 10'8 x 8'2 (3.25 x 2.49m)

Double glazed window to front, coving to ceiling, double radiator.

CONSERVATORY

Double glazed window to rear and side, double glazed patio door, radiator.



BREAKFAST KITCHEN 12'11 x 9'11 (3.94 x 3.02m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in sink unit, built in electric oven, built in ceramic hob, extractor hood, space for automatic dishwasher, tiled splash back, wall mounted combination boiler, radiator, double glazed window to rear.

INNER HALL

Understairs cupboard.

FIRST FLOOR LANDING

Access to roof space via loft ladder.

BEDROOM ONE 11'6 x 9'10 (3.51 x 3.00m)

Double glazed window to rear, fitted bedroom furniture, fitted wardrobes, coving to ceiling, radiator.

EN SUITE SHOWER ROOM

Two piece suite comprising: step in shower cubicle, pedestal wash hand basin, tiled walls, double glazed frosted window, extractor fan.

BEDROOM TWO 11'11 x 9'10 (3.63 x 3.00m)

Double glazed window to front, fitted bedroom furniture, fitted wardrobes, radiator.

BEDROOM THREE 12'10 x 7'1 (3.91 x 2.16m)

Double glazed window to rear, coving to ceiling, radiator.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BEDROOM FOUR 8'5 x 7'2 (plus doorway) (2.57 x 2.18m)

Double glazed window to front, built in wardrobe, radiator.

FAMILY BATHROOM

Corner bath with shower over, pedestal wash hand basin, low level WC, tiled walls, airing cupboard, radiator, extractor fan, double glazed frosted window.

FRONT GARDEN

Laid mainly to lawn, driveway.

REAR GARDEN

Lawned area, patio, fenced boundaries, car port, southerly facing.

DOUBLE GARAGE

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

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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

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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.

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