



Regent Farm Road Gosforth

A superb remodelled and extended semi detached house located within the popular Regent Farm estate in Gosforth. The property has undergone substantial renovation to offer an array of quality fixtures and fittings throughout including an energy efficient hybrid heat pump system. To the ground floor is a cloakroom/office together with a stunning 20 ft open plan dining kitchen incorporating a range of quality fitted high gloss wall and base units with 'Corian' work surfaces and centre island with breakfast bar. From the kitchen there is a utility and a ground floor WC. There is a cosy sitting room to the front with bay window feature fire surround and wood burner. To the first floor are four good size bedrooms and a fabulous four piece bathroom suite with double walk-in shower. To the rear is a low maintenance garden with raised decked patio area and two large storage sheds. To the front is a paved driveway providing ample off street parking.

The property is well positioned for access to excellent local schools as well as frequent bus and metro links to the city centre. Gosforth High Street is a short distance away.

Offers Over **£395,000**

0191 284 7999

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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ENTRANCE DOOR LEADS TO:

RECEPTION HALL

Double glazed entrance door, laminate floor, radiator.

CLOAKROOM/OFFICE 9'5 x 7'2 (2.87 x 2.18m)

Double glazed window to front, laminate floor, radiator.

LOUNGE/DINING ROOM 12'6 (plus bay) x 13'6 (into alcove) (3.81 x 4.11m)

Double glazed bay window to front, feature fireplace with wood burner.



DINING KITCHEN 20'3 x 14'10 opening to 11'11 x 7'5 (6.17 x 4.52 – 3.63 x 2.26m)

Fitted with a range of wall and base units with Corian work surfaces, centre island and breakfast bar, built in double oven, built in ceramic hob, laminate floor, double glazed French door to rear, integrated dishwasher, two radiators, double glazed window to rear.

UTILITY/W.C.

Base unit, sink unit, low level WC, space for automatic washer.



FIRST FLOOR LANDING

Access to roof space via loft ladder.

BEDROOM ONE 12'7 (to wardrobes) x 10'10 (into alcove) (3.84 x 3.30m)

Double glazed window to front, fitted wardrobes, radiator.

BEDROOM TWO 13'2 x 9'0 (4.01 x 2.74m)

Double glazed window to rear, radiator.

BEDROOM THREE 8'11 x 8'3 (2.72 x 2.51m)

Double glazed window to front, radiator.

BEDROOM FOUR 18'2 x 7'10 (5.54 x 2.39m)

Double glazed window to front, radiator.



FAMILY BATHROOM

Panelled bath, wash hand basin, walk-in double shower, low level WC, radiator, extractor fan, double glazed windows to rear.

FRONT GARDEN

Paved driveway.

REAR GARDEN

Artificial grass, decked patio area.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Hybrid Heat Source

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: C

EPC RATING: TBC

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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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