



Hethpool Court | Great Park | NE13 9AU

**£395,000**

Available with no onward chain. A very well appointed 4 bedroom detached house occupying a pleasant position within the much sought after Greenside development of the Newcastle Great Park. The property offers generous accommodation boasting in excess 1500 sq ft floor area. It features 2 reception rooms to the ground floor together with a 29ft dining kitchen, utility, and ground floor WC. To the first floor are 4 double bedrooms, en suite to master and a family bathroom with double shower. There is a generous garden to the rear with driveway to the side of the house leading to a detached garage with up and over door and electric car charging point. There are local shops, amenities, bus and metro links in nearby Kingston Park.

ROOK  
MATTHEWS  
SAYER



4



2



2

**Available with no onward**

**Detached house**

**4 bedrooms**

**29ft dining kitchen**

**Boasting in excess 1500 sq ft  
floor area"**

**Detached garage and electric  
car charging point**

**For any more information regarding the property please contact us today**

**ENTRANCE DOOR LEADS TO:**

**RECEPTION HALL:**

Double glazed entrance door, Amtico flooring, staircase to first floor with spindle banister, radiator.

**W.C.:**

Hand wash basin, low level WC., radiator.

**LOUNGE: 16'1 x 12'3 (4.90 x 3.73m)**

Double glazed windows to front, radiator.

**STUDY 10'0 x 9'4 (3.05 x 2.84m)**

Double glazed window to front, radiator.

**DINING KITCHEN: 29'8 x 9'3 (9.04 x 2.82m)**

Fitted with a range of wall and base units, 1 ½ bowl sink unit, integrated dishwasher, Amtico flooring, extractor hood, plumbing for American fridge freezer, tiled splash back, door to utility, double glazed window, double glazed French doors.

**UTILITY:**

Double glazed door to rear, sink unit, space for automatic washer, central heated boiler, Amtico flooring.

**FIRST FLOOR LANDING**

Access to roof space, airing cupboard, housing hot water cylinder.

**BEDROOM ONE: 15'11 x 12'4 (4.85 x 3.76m)**

Double glazed windows to front, radiator.

**EN SUITE SHOWER ROOM**

Three piece suite comprising: step in shower cubicle, low level WC, pedestal wash hand basin, part tiled walls.

**BEDROOM TWO: 13'3 x 12'4 (4.04 x 3.76m)**

Double glazed window, fitted wardrobes, radiator.

**BEDROOM THREE: 13'6 x 9'1 (4.11 x 2.77m)**

Double glazed window, radiator.

**BEDROOM FOUR: 10'4 x 9'4 (3.15 x 2.84m)**

Double glazed window, radiator.

**FAMILY BATHROOM:**

Four piece suite comprising: panelled bath, step in double shower, pedestal wash hand basin, low level WC, part tiled walls, radiator, extractor fan, double glazed frosted window.

**FRONT GARDEN**

Laid mainly to lawn, driveway, wrought iron railings, electric charging point.

**REAR GARDEN**

Laid mainly to lawn, patio, fenced boundaries, gated access, door to garage.

**GARAGE**

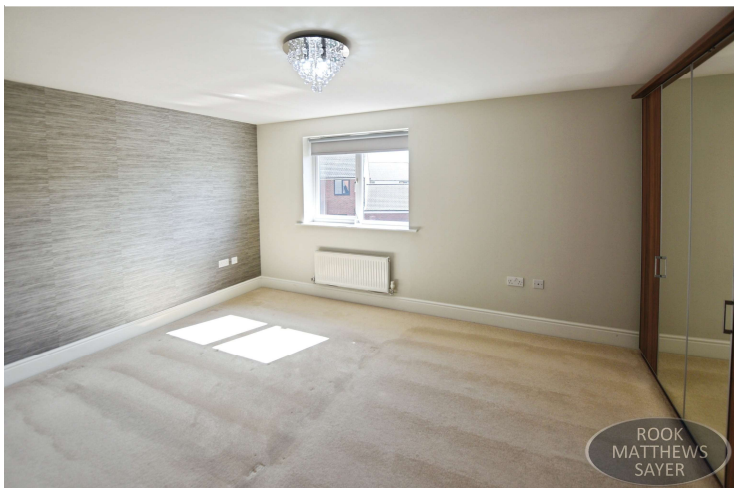
Side of house, detached.

**T: 0191 284 7999**

[gosforth@rmsestateagents.co.uk](mailto:gosforth@rmsestateagents.co.uk)

**ROOK  
MATTHEWS  
SAYER**





### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

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.

### 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**

GS00015646.DJ.PC.16.05.25.V.1



**T: 0191 284 7999**

[gosforth@rmsestateagents.co.uk](mailto:gosforth@rmsestateagents.co.uk)

**ROOK  
MATTHEWS  
SAYER**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	80 C	
55-68	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



**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.

T: 0191 284 7999

gosforth@rmsestateagents.co.uk

