



ROOK
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Whiteadmiral Place | Great Park | NE13 9EJ

Offers Over £565,000

Viewing comes highly recommended on this 5 bedroom 'Turnberry' style detached residence, located on a quiet winding cul-de-sac within the sought-after West Heath Taylor Wimpey Development of the Newcastle Great Park. Built in 2022, this superb property offers generous accommodation over three floors, boasting in excess of 2000 sq ft floor area and is available for sale with no upper chain. The property also benefits from a detached double garage to the side of the house, with ample driveway and off-street parking for several cars. To the ground floor is a bright and welcoming reception hallway with staircase leading to the first floor. There are 3 good-sized reception rooms, together with a quality fully integrated kitchen featuring a breakfast bar and family area. There is also a WC and a separate fitted utility room. To the first floor are 3 double bedrooms, one of which features a Juliette balcony overlooking gardens to the front. The master en suite and large family bathroom, both feature baths with separate shower cubicles. The second floor benefits from an additional 2 double bedrooms, and bathroom with shower over bath. Externally, double patio doors lead off both the kitchen and dining rooms onto a large well-maintained lawned garden with patio area. To the side of house, a long double-width tarmac drive leads off the front garden to a detached double garage with up and over doors. The property benefits from upgraded lighting and flooring, UPVC double glazing and gas fired central heating. The property is well positioned for access to Great Park's recreational areas, good local schools, shops and frequent transport links. Convenient access to the A1 motorway is a short drive away.

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**5****3****3****'Turnberry' style detached residence****2074 sq ft (192.68 m²) floor area****5 double bedrooms****3 reception rooms****Quality fully integrated
kitchen with breakfast bar
and family area****Access to recreational areas,
good schools, amenities and
transport links****For any more information regarding the property please contact us today****ENTRANCE DOOR LEADS TO:
ENTRANCE HALL**

Entrance door, staircase to first floor.

LOUNGE 18'1 (max) x 12'7 (5.50 x 3.83m)

Double glazed bay window to front, two radiators, double doors opening to dining room.

DINING ROOM 13'10 x 9'7 (4.21 x 2.93m)

Double glazed French doors to rear garden, radiator.

STUDY 7'3 x 10'0 (2.21 x 3.04m)

Double glazed window to front, radiator.

KITCHEN/FAMILY AREA 15'6 x 19'5 (4.73 x 5.92m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, integrated fridge, freezer and dishwasher, built in electric oven, built in gas hob, additional combination oven, extractor hood, tiled floor, wall mounted central heating boiler, two radiators, double glazed French doors to rear garden, double glazed window to rear.

UTILITY

Fitted with base unit, bowl sink unit, space for washing machine, radiator.

W.C.

Low level WC, wash hand basin, extractor fan, radiator.

FIRST FLOOR LANDINGDoors off to: bedroom 1, 2 and 3, and bathroom. Staircase to 2nd floor with spindle banister.**BEDROOM ONE 13'0 x 12'7 (3.96 x 3.83m)**

Double glazed windows to rear, radiator, wall length fitted wardrobes.

EN SUITE BATHROOM

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

BEDROOM TWO 13'5 x 10'0 (4.10 x 3.04m)

Fitted wardrobes, radiator, Juliette balcony.

BEDROOM THREE 9'10 x 12'7 (3.00 x 3.83m)

Double glazed window, radiator.

FAMILY BATHROOM.

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

SECOND FLOOR LANDING

Doors off to: bedroom 4 & 5 and bathroom.

BEDROOM FOUR 14'8 x 12'7 (4.47 x 3.83m)

Double glazed dormer window, Velux window, radiator.

BEDROOM FIVE 17'9 x 10'3 (5.42 x 3.12m)

Double glazed dormer window, Velux window, radiator.

BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, Velux window, tiled walls.

FRONT GARDEN

Lawned area, tarmac driveway to side of house leading to double garage.

DOUBLE GARAGE

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

REAR GARDEN

Laid mainly to lawn, patio, power point, gated access.

T: 0191 284 7999**gosforth@rmsestateagents.co.uk****ROOK
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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.

ACCESSIBILITY

This property has accessibility adaptations:

- Level access

TENURE

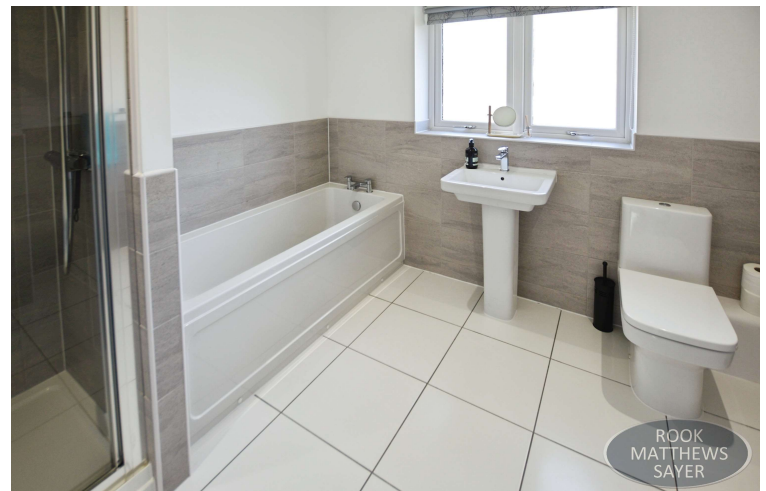
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Service Charge: TBC.

COUNCIL TAX BAND: F

EPC RATING: B

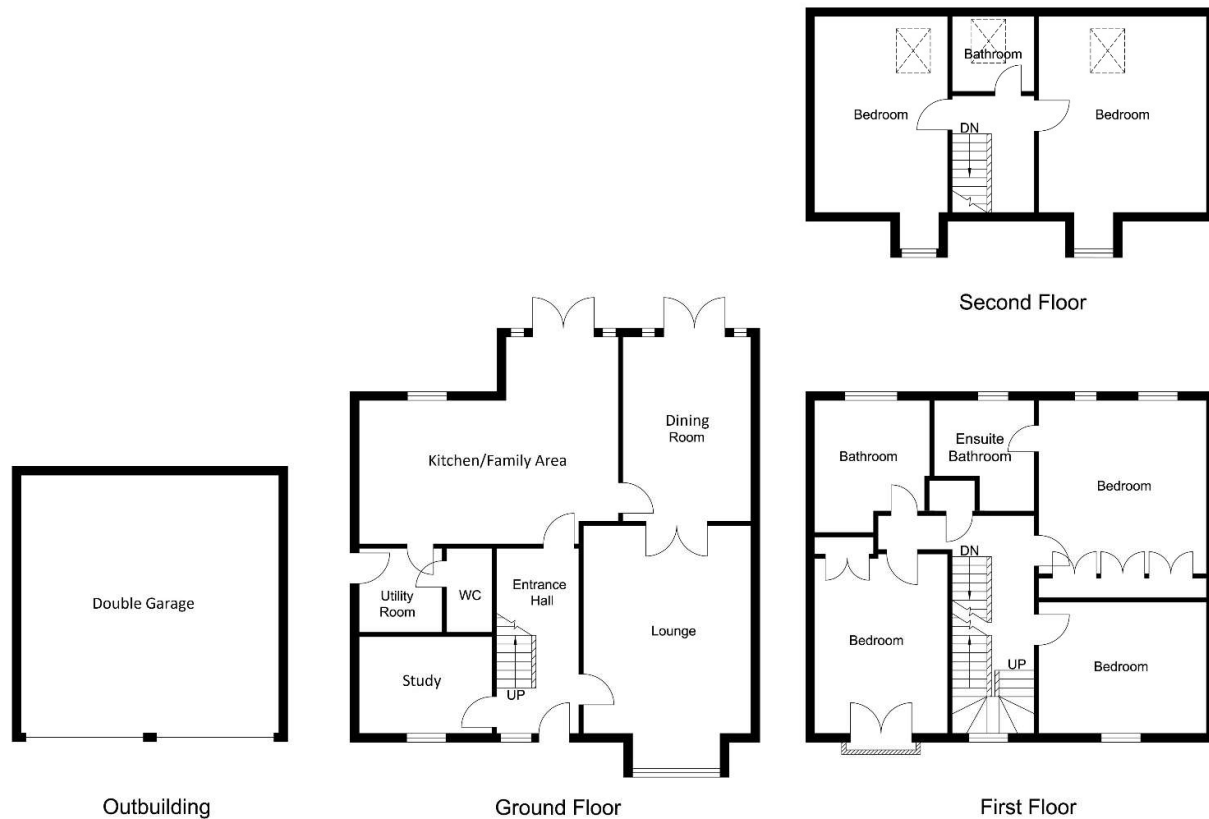
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Whiteadmiral Place

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	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

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