



Miller Close | Palmersville | NE12 9ER

Offers Over: £435,000

This immaculate four bedroom detached house is now available for sale, presenting a rare opportunity for families seeking a splendid home. As you step inside, you will be greeted by the front lounge with double doors leading through to the fabulous open plan kitchen/dining room/family room, one of which offers a stunning garden view through bi-fold doors, providing a seamless indoor-outdoor experience. The property boasts four bedrooms, each with their unique features. The first and second bedrooms are both spacious doubles with en-suites, while the first also features built-in wardrobes. The further two bedrooms are comfortable doubles, one of which is currently being used as a dressing room with fitted wardrobes. The heart of this home is undoubtedly the open-plan kitchen, complete with a dining space, ideal for family meals or entertaining guests. This home also includes separate family bathroom, and downstairs W.C., ensuring ample facilities for a bustling family. The garage has been partially converted into a useful Utility room, with the front part of the garage now being used as a useful storage space. Outside, the property continues to impress with a driveway, an EV charging point, and a beautifully maintained garden. A real rarity, this home is not only eco-friendly with solar panels to heat the hot water tank but also features a garden bar for those summer evenings. To top it all off, the Jacuzzi is negotiable, potentially providing an ultimate relaxation spot. Located within proximity to public transport links, nearby schools, and walking routes, this property offers not only a stunning home but also a convenient lifestyle. Every detail of this property has been refined to create a home of exceptional quality. Don't miss this opportunity to secure your dream home.

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Detached

Stunning family home

Four bedrooms

Garden bar

Two Ensuited

EPC: TBC

Perfect for entertaining

Tenure: Freehold

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE DOOR TO:

ENTRANCE HALLWAY: staircase to first floor

DOWNSTAIRS CLOAKS/W.C.: pedestal wash hand, low level w.c.

UTILITY: 8'6 x 7'8 (2.59m x 2.33m) Fitted high gloss wall and base units with four pantry cupboards plumbed for washing machine, space for tumble dryer with vent, and integrated fridge freezer.

LOUNGE: (front): 18'2 x 10'8 (5.53m x 3.25m) UPVC double glazed window to front, radiator.

KITCHEN/DINING ROOM: (rear): 26'6 x 9'7 (8.08m x 2.92m) fabulous, high gloss kitchen with granite worktops, incorporating a range of sleek and stylish base, wall and drawer units, with two integrated electric ovens, gas hob, extractor hood, free standing dishwasher, wine cooler, one and a half bowl sink unit with hot and cold mixer taps, two double glazed windows to rear, door to:

FAMILY ROOM/SECOND RECEPTION: (rear): 15'2 x 13'4 (4.62m x 4.06m) Two double glazed windows to rear, bi-fold doors to rear garden.

FIRST FLOOR LANDING AREA:

BEDROOM ONE: (front):
15'2 plus into robes x 11'1 into alcove (4.62m x 3.38m)
Double glazed window to front, built in wardrobes, radiator.

ENSUITE: 6'0 max x 6'8 into shower (1.83m x 2.03m)
Low level W.C., pedestal wash hand basin, step in shower cubicle, heated towel rail.

BEDROOM FOUR: (rear): 7'5 max x 7'5 max (2.26m x 2.26m)
Double glazed window to rear, radiator.

FAMILY BATHROOM: (rear): 7'5 max x 7'5 max (2.26m x 2.26m)
Briefly comprising; low level W.C., pedestal wash hand basin, panelled bath, heated towel rail, double glazed frosted window to rear.

BEDROOM THREE: (rear): 10'9 max x 8'4 max (3.28m x 2.54m)
Double glazed window to rear, radiator.

BEDROOM TWO: (front): 11'9 into recess x 13'7 into alcove (3.58m x 4.15m)
Two double glazed windows to front, radiator.

ENSUITE: (side): 5'7 max x 8'4 into shower (1.70m x 2.54m)
Low level W.C., pedestal wash hand basin, step in shower cubicle, heated towel rail, double glazed frosted window to side.

GARAGE: 8'4 max x 7'4 max (2.54m x 2.24m)
Lights, power, tap and electric roller door with remote.

GARDEN BAR: 14'4 X 9'8 (4.37m x 2.95m)
Fully insulated, double glazed, power, sky TV access, internet, CCTV cameras, Alarmed, LED lighting, ideal for entertaining, and could be used as a multitude of uses.

EXTERNALLY:

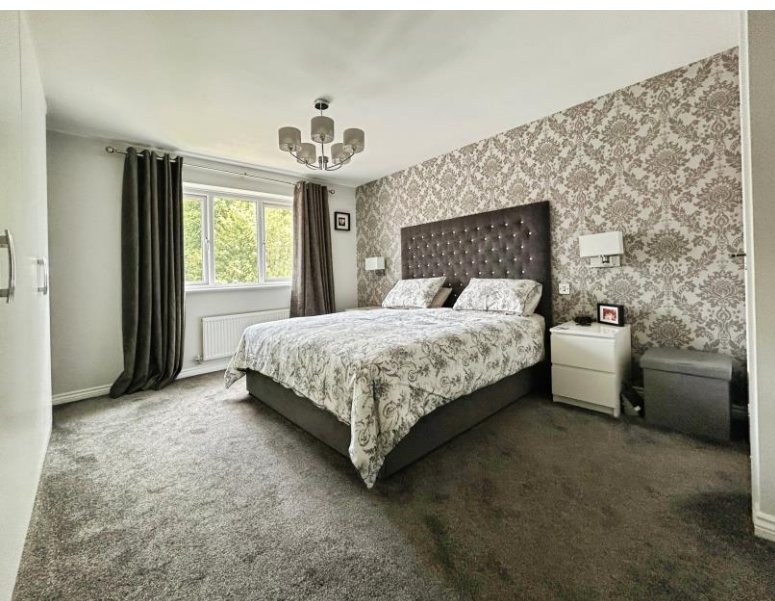
Large double width driveway, mainly laid to lawn to front.

Mainly beautifully paved with artificial grass for easy maintenance, garden bar, and Jacuzzi is negotiable.

T: 0191 2667788

foresthall@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: Gas Central

Broadband: FIBRE TO PREMISES

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.

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Any flood defences at the property: NO

Known safety risks at property (asbestos etc...): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

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: £13.55 per month for grounds maintenance

COUNCIL TAX BAND: E

EPC RATING: E

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