



Poppy Place | Great Park | NE13 9EZ

Offers Over £275,000

An immaculate 3 bedroom semi detached house constructed by Taylor Wimpey occupying a pleasant cul-de-sac position within the much sought after Newcastle Great Park. The property is presented to the highest of standards and benefits from an array of upgraded features with 'Karndene' flooring and fully integrated kitchen. There is a ground floor WC, together with en suite to master bedroom and off street parking for 2 cars. There are frequent transport links nearby as well as local shops and schools. The A1 motorway is a short distance away.

Briefly comprising entrance hallway with wc and staircase leading to the first floor. There is a sitting room with French doors leading to the garden. There is also a good size kitchen diner with fully integrated appliances. To the first floor are 3 good size bedrooms with en suite to the master. There is also a family bathroom with shower. Externally is a private garden with driveway to the rear providing off street parking for 2 cars.

ROOK
MATTHEWS
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Immaculate semi detached house

Pleasant cul-de-sac position

3 bedrooms

En suite to master bedroom

Fully integrated kitchen

Off street parking

For any more information regarding the property please contact us today

**ENTRANCE DOOR LEADS TO:
ENTRANCE HALL**

Staircase to first floor, Karndene flooring, radiator.

W.C.

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

SITTING ROOM 16'6 x 9'9 (5.03 x 2.97m)

Double glazed window, double glazed French door, Kardene flooring.

BREAKFAST KITCHEN 16'0 x 9'7 (4.88 x 2.92m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, integrated fridge, freezer, dishwasher and washing machine, built in double oven, built in gas hob, extractor fan, double glazed window.

FIRST FLOOR LANDING

Access to roof space.

BEDROOM ONE 12'5 x 10'3 (3.78 x 3.12m)

Double glazed window, radiator.

EN SUITE SHOWER ROOM

Walk-in shower, wash hand basin, low level WC, part tiled walls, extractor fan, radiator.

BEDROOM TWO 9'8 x 9'3 (2.95 x 2.82m)

Double glazed window, radiator.

BEDROOM THREE 9'7 x 7'1 (2.92 x 2.16m)

Double glazed window, radiator.

FAMILY BATHROOM

Three piece suite comprising of: panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, radiator, extractor fan, double glazed frosted window.

REAR GARDEN

Laid mainly to lawn, gated access, driveway.

T: 0191 284 7999

gosforth@rmsestateagents.co.uk

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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.

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
Management & Maintenance Charges: £300.00 per annum - Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: C

EPC RATING: B

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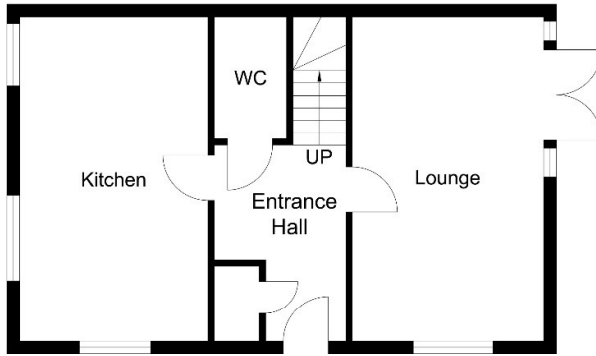
Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



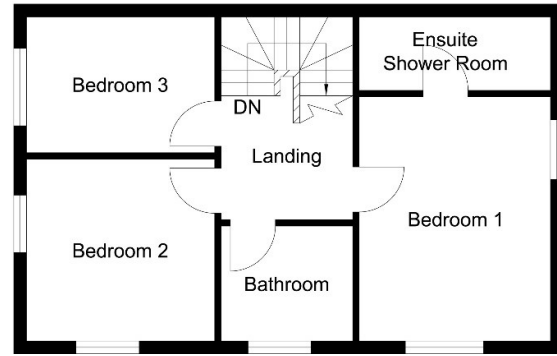
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Ground Floor



First Floor

Poppy 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 1



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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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