



Dunmoor Close | Gosforth | NE3 4YR

Offers Over £375,000

A modern 4 bedroom detached house occupying a pleasant cul-de-sac position within this popular residential development just off Salters Road in Gosforth. The property benefits from a ground floor WC together with en suite to master bedroom, generous garden to the rear, off street parking and garage. It also features UPVC double glazing, gas fired central heating and solar panels. It is well positioned for access to excellent local schools as well as local shops, amenities and restaurants on Gosforth High Street. There are also frequent transport links nearby.

Briefly comprising entrance porch leading to the inner hallway. There is a sitting room to the front with bay window together with dining room to the rear. There is a fully fitted kitchen together with utility and ground floor WC. To the first floor are 4 bedrooms and a family bathroom with shower. Externally to the rear is a generous garden with lawned garden to the front with driveway leading to the garage. Additional features include gas fired central heating, UPVC double glazing and solar panels.

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4 bedroom detached house

Generous garden to the rear

Pleasant cul-de-sac position

Solar panels

Fully fitted kitchen with utility

Access to excellent local schools

For any more information regarding the property please contact us today

ENTRANCE DOOR LEADS TO:

ENTRANCE PORCH

Double glazed entrance door, courtesy light.

ENTRANCE HALL

Staircase to first floor, radiator.

W.C.

Double glazed window, low level WC, wash hand basin, radiator.

LOUNGE 13'0 (into bay) x 16'2 (into bay) (3.96 x 4.93m)

Double glazed bay window to front, coving to ceiling, radiator.

DINING ROOM 9'0 x 9'9 (2.74 x 2.97m)

Double glazed window rear, coving to ceiling, radiator.

KITCHEN 9'9 x 9'6 (2.97 x 2.90m)

Fitted with a range of wall and base units, gas cooker point, tiled splash back, understairs cupboard, radiator, double glazed window.

UTILITY 6'4 x 5'6 (1.93 x 1.68m)

Space for automatic washer, central heating boiler, double glazed window, double glazed door, radiator.

FIRST FLOOR LANDING

Access to roof space, built in cupboard.

BEDROOM ONE 12'11 x 9'7 (3.94 x 2.92m)

Double glazed window to front, fitted wardrobes with sliding doors, radiator.

EN SUITE SHOWER ROOM

Step in shower cubicle, pedestal wash hand basin, low level WC, tiled splash backs, double glazed frosted window, radiator.

BEDROOM TWO 9'7 x 9'6 (2.92 x 2.90m)

Double glazed window to rear, fitted wardrobe, mirror fronted sliding doors, radiator.

BEDROOM THREE 8'8 x 7'5 (2.64 x 2.26m)

Double glazed window to front, radiator.

BEDROOM FOUR 9'7 (into recess) x 8'0 (max) (2.92 x 2.44m)

Double glazed window to rear, radiator.

FAMILY BATHROOM

Three piece suite comprising: panelled bath with shower over, wash hand basin with set in vanity unit, low level WC; part tiled walls, radiator, extractor fan, double glazed frosted window to rear.

FRONT GARDEN

Laid mainly to lawn, driveway.

REAR GARDEN

Lawned area, fenced boundaries.

GARAGE

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Driveway

Solar Panels: Yes: Owned Outright

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: TBC**

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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.

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WAITING ON EPC RATING

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.

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