



Pinetree Drive | Camperdown | NE12 5AQ

**£287,500**

We are delighted to present this immaculate three-bedroom detached house, ideally suited for families seeking a comfortable and energy-efficient home. Situated in a desirable location with convenient access to public transport links, local amenities, and picturesque walking routes, this property combines practicality with a tranquil lifestyle.

Upon entering, you are welcomed into a spacious reception room filled with natural light, courtesy of large windows and bi-fold doors, which seamlessly open onto the beautifully maintained south-facing garden. This inviting space offers direct garden access and delightful views, making it perfect for relaxing or entertaining guests. The well-appointed kitchen boasts built-in pantries and a dedicated dining area, creating a functional and social environment for family meals and gatherings. Upstairs, you will find two generous double bedrooms – one featuring a modern en-suite – and a versatile single bedroom, ideal for a child's room or home office.

The property benefits from an EPC rating of B and falls under Council Tax Band D, ensuring both energy efficiency and cost-effectiveness. Additional features include on-site parking, a single garage, an electric vehicle charging point, and a sunny south-facing garden, offering ample outdoor space for children's play and summer enjoyment.

ROOK  
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**Detached**

**Detached garage & driveway**

**Three bedrooms**

**EPC:**

**Downstairs WC**

**"STAR ITEM"**

**Ensuite to main bedroom**

**"STAR ITEM"**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

**ENTRANCE DOOR to:**

**ENTRANCE HALLWAY:** Storage cupboard, door to downstairs WC

**DOWNSTAIRS CLOAKS/W.C.:** hand washbasin, low level w.c., radiator, part tiled walls.

**LOUNGE:** (Side): 16'3 max x 7'9 max (4.95m x 2.36m)  
Staircase to first floor, bifold doors leading to rear garden, tall crossed style radiator.

**KITCHEN/DINING:** (Side) 16'3 into alcove at max point x 13'2 into bay at max point (4.95m x 4.01m)  
Fitted wall and base units with work surfaces incorporating: single drainer sink unit with mixer tap, electric double oven, hotpoint electric conduction hob, extractor fan, integrated fridge freezer, integrated dishwasher, double door storage cupboard with space for washing machine and tumble dryer.

**FIRST FLOOR LANDING AREA:** Storage cupboard also housing combination boiler.

**BEDROOM ONE:** Side: 11'3 max x 10'6 into recess (3.43m x 3.20m)  
Radiator, built in wardrobes, double glazed window to side.

**EN-SUITE SHOWER ROOM:** Briefly comprising: low level W.C., walk in shower cubicle, floating wash hand basin unit, heated towel rail.

**BEDROOM THREE:** (front): 8'3 x 7'7 (2.52m x 2.31m)  
Radiator, double glazed window to front.

**BEDROOM TWO:** (front): 11'7 x 8'2 (3.53m x 2.48m)  
Radiator, double glazed windows to front and side.

**FAMILY BATHROOM:** Briefly comprising: low level W.C., panelled bath with over head shower unit, floating wash hand basin unit, frosted double glazed window to side, heated towel rail.

**GARAGE:** 20'3 x 10'5 (6.15m x 3.18m)  
EV charging point

**EXTERNALLY:** Sunny private garden, driveway leading to detached garage. Lawned area to front and side with planted borders.







#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: Cable

Mobile Signal Coverage Blackspot: NO

Parking: Detached garage & 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

#### ACCESSIBILITY

This property has the following accessibility adaptations:

- Level access to front
- Wide doorways

#### 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

There are currently no maintenance charges paid.

COUNCIL TAX BAND: D

EPC RATING: B

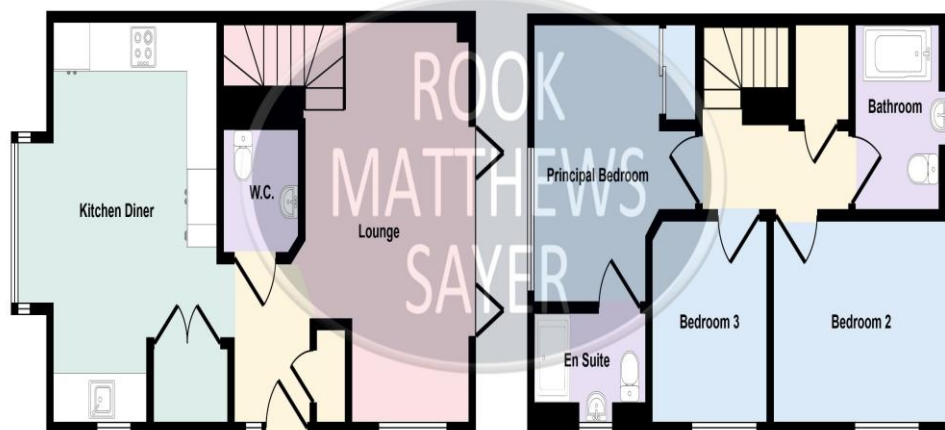
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ROOK  
MATTHEWS  
SAYER



Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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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