



Forest Gate | Palmersville | NE12 9EN

Asking Price: £385,000

Presented to the market is this impressive four-bedroom detached house, perfectly positioned in a highly sought-after location renowned for its excellent public transport links and close proximity to local amenities. This property represents a superb opportunity for families seeking a spacious and modern family home in a desirable setting. The accommodation opens to a welcoming hallway leading through to a well-proportioned reception room that provides a comfortable environment for family gatherings and entertaining guests. The heart of the home is the beautifully appointed kitchen, featuring a stylish kitchen island, sleek granite countertops, and ample dining space – making it ideal for family meals and culinary enthusiasts alike. Upstairs, the property offers four well-presented bedrooms. The principal double bedroom benefits from an elegant en-suite and built-in wardrobes, providing both privacy and generous storage. Two additional double bedrooms each include their own built-in wardrobes, offering plenty of practical space for family members. A fourth single bedroom, also with built-in storage, is perfect for a nursery, study, or guest room. Ideally located for convenient access to local shops, schools, and recreational facilities, perfectly catering to the needs of a growing family. Early viewing is highly recommended to fully appreciate the quality and excellent setting of this exceptional detached house.

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Detached

Sought after location

Four bedrooms

EPC: TBC

Ensuite

Council tax band: D

Driveway

Tenure: Freehold

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE DOOR to

ENTRANCE HALLWAY: under stairs storage cupboard, radiator, staircase to the first floor

DOWNSTAIRS W.C.: (front): Low level W.C., wash hand basin in vanity unit, heated towel rail, part tiled walls, tiled floor, UPVC double glazed frosted window to front.

LOUNGE: (front): 17'0 into bay x 11'2 max (5.18m x 3.40m)
UPVC double glazed bay window to front, radiator, coving to ceiling, wall lights.

KITCHEN/DINING ROOM: (rear): 26'8 at max point x 10'4 at max point (8.13m x 3.15m)

Fitted wall and base units with granite worksurfaces incorporating a one and a half bowl sink unit with mixer tap, kitchen island with wine cooler and wine rack, free standing Rangemaster range cooker, extractor hood, integrated dishwasher.

UTILITY ROOM: 8'5 x 6'4 (2.57m x 1.93m)

Fitted wall and base units incorporating a one and a half bowl sink unit with mixer tap, space for American style fridge freezer, space for washing machine, space for tumble dryer.

CONSERVATORY: 16'5 at max point x 11'0 at max point (5.00m x 3.35m)

GARAGE: 9'8 x 8'5 (2.95m x 2.57m)

FIRST FLOOR LANDING AREA:

BEDROOM ONE: (front): 11'6 x 13'2 plus into robes (3.51m x 4.01m)
UPVC double glazed window to front, two built in wardrobes, coving to ceiling, door to

EN-SUITE SHOWER ROOM: 8'6 into shower x 6'0 max (2.59m x 1.83m)
Low level W.C., step in shower cubicle, wash hand basin in vanity unit, heated towel rail, part tiled walls, tiled floor, UPVC round frosted window to front.

BEDROOM THREE: (rear): 8'6 plus into robes x 8'7 (2.59m x 2.62m)
UPVC double glazed window to rear, built in wardrobes, radiator,

FAMILY BATHROOM: (rear): 7'3 plus into shower x 5'5 max (2.21m x 1.65m)
Low level W.C., step in shower cubicle, panelled bath with mixer tap and shower head, wash hand basin in vanity unit, heated towel rail, part tiled walls, tiled floor, UPVC double glazed frosted window to rear.

BEDROOM FOUR: (rear): 8'2 x 8'4 plus into robes (2.48m x 2.54m)
Fitted sliding door wardrobes, radiator, UPVC double glazed window to rear.

BEDROOM TWO: (front): 11'2 plus into robes x 8'6 plus into storage cupboard (3.40m x 2.59m)
Built in wardrobes, storage cupboard, radiator, UPVC double glazed window to front.

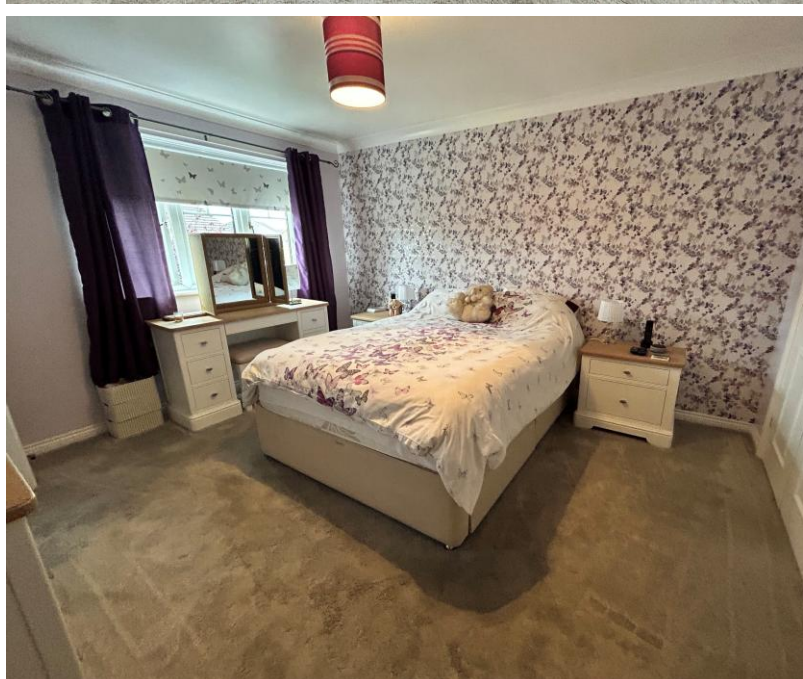
EXTERNALLY:

Front- Block paved double driveway, lawned area with planted borders.
Rear- Mainly laid to lawn, block paved patio area, fenced boundaries.

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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 & GARAGE

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

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

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality:

Ashberry homes currently being built nearby.

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

COUNCIL TAX BAND: D

EPC RATING: TBC

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