



Barmoor Drive | Gosforth | NE3 5RE

## Offers Over £445,000

A simple stunning 4 bedroom detached house located within the much sought after Melbury development of the Newcastle Great Park. The property has been extended, remodelled and fully refurbished to create an impressive family home. Key features include a fabulous 23 ft open plan dining kitchen with a range of shaker style units, quartz work surfaces and splash backs and integrated appliances, quality fitted Herringbone flooring to the kitchen, hallway, office and utility room, replacement bathroom and en suite facilities, modern replacement UPVC windows, upgraded central heating system with Hive controlled multi zone, combination of solid oak and black crittall style internal doors and fitted wardrobes to bedrooms. There is a lovely sunny landscaped garden to the rear with patio area with town garden to the front with wrought iron railings. There is also ample off street parking together with single garage set back in the drive. The property is well positioned for access into central Gosforth with its range of shopping facilities, restaurants and coffee shops. There are also excellent schools within the area.

ROOK  
MATTHEWS  
SAYER



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**Stunning detached house**

**4 bedrooms**

**23 ft open plan dining kitchen**

**Office and utility room**

**Lovely sunny landscaped garden to the rear**

**Well positioned for access into central Gosforth**

**For any more information regarding the property please contact us today**

**ENTRANCE DOOR LEADS TO:  
ENTRANCE HALL**

Double glazed entrance door, staircase to first floor with spindle banister, downstairs area, radiator.

**W.C.**

Double glazed window, low level WC, wash hand basin with set in vanity unit, tiled flooring, heated towel rail.

**SITTING ROOM 15'9 x 10'6 (4.80 x 3.20m)**

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

**FAMILY ROOM 8'10 x 8'7 (2.69 x 2.62m)**

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

**OFFICE 7'2 x 5'8 (2.18 x 1.73m)**

Double glazed window to rear, radiator, herringbone flooring

**DINING KITCHEN 23'8 x 20'3 (max) (7.21 x 6.17m)**

Fitted with a range of wall and base units, single drainer sink unit, herringbone flooring, built in double oven, built in induction hob, extractor hood, breakfast bar, double glazed French doors to rear, downstairs cupboard, integrated fridge and freezer, two radiators, double glazed window to rear.

**UTILITY 7'1 x 7'0 (2.16 x 2.13m)**

Base units, extractor fan, sink unit, space for washing machine, radiator, herringbone flooring.

**FIRST FLOOR LANDING**

Double glazed window, coving to ceiling.

**BEDROOM ONE 14'8 x 8'10 (4.47 x 2.69m)**

Double glazed window to front, fitted wardrobes, coving to ceiling, radiator.

**EN SUITE**

Step in shower cubicle, wash hand basin with set in vanity unit, low level WC, tiled walls, tiled floor, heated towel rail, double glazed frosted window, extractor fan.

**BEDROOM TWO 12'11 x 12'0 (max) (3.94 x 3.66m)**

Double glazed window to rear, fitted wardrobes, coving to ceiling, radiator.

**BEDROOM THREE 10'1 (plus recess) x 9'1 (plus doorway) (3.07 x 2.77m)**

Double glazed window to front, built in wardrobe, built in cupboard, access to roof space, radiator.

**BEDROOM FOUR 7'0 x 6'5 (2.13 x 1.96m)**

Double glazed window to side, built in wardrobe, coving to ceiling, radiator.

**FAMILY BATHROOM**

Panelled bath with shower over, wash hand basin, low level WC, tiled flooring, heated towel rail, double glazed frosted window to rear.

**FRONT GARDEN**

Mainly gravelled, town garden to front with wrought iron railings, driveway.

**REAR GARDEN**

Laid mainly to lawn, patio area, planted borders, fenced boundaries.

**GARAGE**

Detached, up and over door, light and power points.

**T: 0191 284 7999**

**gosforth@rmsestateagents.co.uk**

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MATTHEWS  
SAYER**



### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: TBC

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.

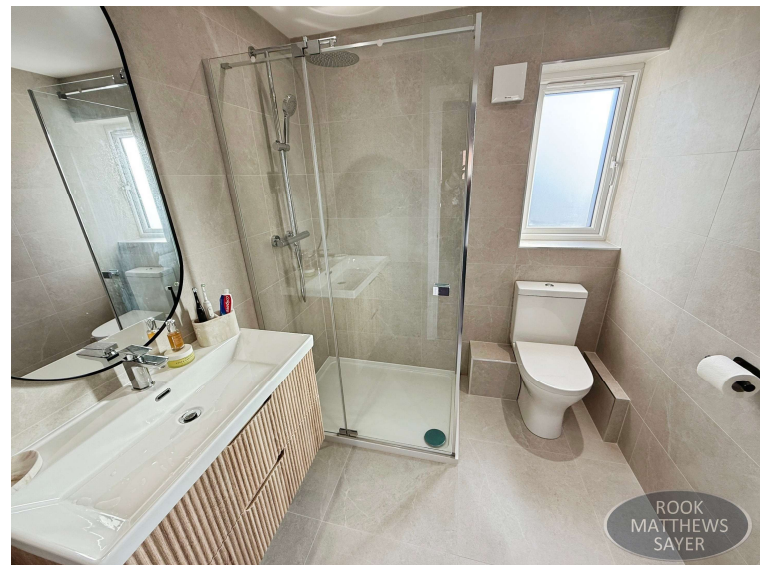
### TENURE

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

**COUNCIL TAX BAND: D**

**EPC RATING: C**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-64	E		
21-38	F		
1-20	G		

**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

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