



Granville Drive | Forest Hall | NE12 9LB

**£350,000**

Presenting a charming three-bedroom semi-detached bungalow that perfectly combines modern comforts with traditional character. Designed for easy single level living the property offers a well-planned layout with a spacious central hallway that provides access to the two generous front bedrooms, one currently used as a lounge with bay windows flooding the rooms with natural light. The master bedroom is particularly impressive with fitted wardrobes adding a streamline finish plus a third bedroom to the rear. The lovely generous sized lounge is tastefully decorated with a welcoming feel giving access to the kitchen, stylish and functional with a good range of wall and base units, integrated appliances and an island with space for bar stools. Bi folding plantation shutters lead to the gorgeous conservatory with an abundance of natural light and breath-taking views of the fantastic rear garden, creating a perfect indoor-outdoor flow. The refurbished shower room with a beautiful contemporary finish completes the accommodation. The mature well stocked garden offers a tranquil setting with different areas to enjoy from the raised decked area ideal for al fresco dining, patio and summer house. To the front the garden is enclosed with driveway providing off street parking leading to the garage. With a good range of local amenities and transport links all within easy reach and the added benefit of no onward chain and security shutters to some areas this beautiful bungalow truly commands an early inspection to secure.

**RMS** | Rook  
Matthews  
Sayer



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**Superb Semi Detached Bungalow****Highly Desirable Location****Three Bedrooms, Two with Fitted Wardrobes****Stylish Kitchen with Central Island****Stunning Conservatory With Gorgeous Garden Views****Contemporary Shower Room****Extensive Mature Rear Garden****Garage****PROPERTY DESCRIPTION:****ENTRANCE VESTIBULE:** Double glazed door to vestibule.**ENTRANCE HALLWAY:** Part glazed door to hallway, Lincrusta part panelled walls, delft rack, picture rail, access to roof space with drop down ladder, fully boarded, good-sized storage.**BEDROOM TWO/RECEPTION (front):** 14'1 into alcove x 10'6 (4.29m x 3.20m)

Double glazed bay window to front, radiator.

**LOUNGE:** 12'1 x 19'2 (3.68m x 5.84m)

Alcoves, wood surround with marble inset hearth, living flame gas fire, dado rail, double glazed window to side.

**KITCHEN: (rear):** 13'6 x 11'7 (4.12m x 3.53m)

Fitted with a range of Howdens wall and base units incorporating a single drainer sink unit, Island with built in electric oven, built in induction hob, integrated dishwasher, integrated fridge and freezer, plumbed for washing machine, wall mounted combination boiler unit, double glazed window to rear with plantation shutters, double glazed stable door.

**CONSERVATORY:** 16'4 x 11'1 (4.98m x 3.38m)

Double glazed windows to side and rear, double radiator, double glazed French doors to garden.

**BEDROOM ONE:** 14'9 into bay x 9'6 plus robes (4.50m x 2.90m) Double glazed squared bay window to front, fitted bedroom furniture, fitted wardrobes, bedside cabinets, coving to ceiling, double radiator.**BEDROOM THREE:** 8'6 max x 12'3 (2.59m x 3.73m)

Double glazed window to rear, fitted mirror fronted wardrobe with sliding doors, delft rack, double radiator.

**BATHROOM:**

Low level W.C., step in shower cubicle with mains twin headed shower unit, wash hand basin in vanity unit with storage, tiled flooring, tiled walls, UPVC ceiling with spotlights, heated towel rail, frosted double glazed window.

**GARAGE:**

Attached garage, light and power points, double doors, windows and door to rear garden.

**EXTERNALLY:****FRONT GARDEN:** Block paved driveway to garage, walled boundaries.**REAR/SIDE GARDEN:** Extensive mature well stocked garden with raised decked patio area with steps to lawned area, paved walkways, gravelled areas, mature trees and shrubs, two water supplies, two electric supplies, two garden sheds, summer house,



## PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: GAS CENTRAL  
Broadband: NONE  
Mobile Signal Coverage Blackspot: NO  
Parking: 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  
Known safety risks at property (asbestos etc...): NO

## BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO  
Outstanding building works at the property: NO

## ACCESSIBILITY

This property has accessibility adaptations:

- Level access to front

## 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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