



RMS | Rook  
Matthews  
Sayer

Easedale Avenue | Melton Park | NE3 5TB

## Offers Over £485,000

An outstanding 4 bedroom extended semi detached house located within the much sought after Melton Park development in Gosforth. The property boasts close to 1600 ft floor area and benefits from an array of quality fixtures and fittings throughout together with lovely landscaped garden to the rear and ample off street parking. It is well positioned for access into central Gosforth as well as excellent local schools. There are also frequent transport links nearby.

The property comprises an entrance porch leading to the reception hallway with attractive mosaic tiled floor and staircase leading to the first floor. There is a sitting room to the front with bay window and fitted cupboards and shelves to the alcoves which provides access to the dining room to the rear with French doors. There is a quality fitted kitchen with integrated appliances and centre island which provides access to a 30 ft full width sun room to the rear. There is also a utility and ground floor WC. To the first floor are 4 good size bedrooms together with an open plan office area. There is also a quality fitted 4 piece bathroom suite with walk-in shower. Externally to the rear is a lovely landscaped garden with raised patio area with driveway to the front providing ample off street parking. There is also a large store with electronically operated roller door. Additional features include gas fired central heating and UPVC double glazing.

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**Extended semi detached**

**Boasts close to 1600 ft floor area**

**4 bedrooms**

**30ft full width sun room**

**Quality fitted 4 piece  
bathroom suite**

**Well positioned for access into  
central Gosforth**

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

**ENTRANCE DOOR LEADS TO:**

**ENTRANCE PORCH**

Double glazed entrance door, double glazed windows, mosaic tiled floor.

**RECEPTION HALL**

Staircase to first floor with spindle banister, mosaic tiled floor, radiator.

**W.C.**

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

**SITTING ROOM 15'9 (into bay) x 13'0 (4.80 x 3.96m)**

Double glazed bay window to front, marble fireplace, fitted cupboards to alcoves, two double radiators.

**DINING ROOM 11'3 x 9'8 (3.43 x 2.95m)**

Double glazed French door to sun room, laminated flooring, radiator.

**SUN LOUNGE 30'3 x 13'6 (into bay) (9.22 x 4.11m)**

Double glazed windows, two radiators.

**BREAKFAST KITCHEN 20'1 x 9'11 (max) (6.12 x 3.02m)**

Fitted with a range of wall and base units with centre island, single drainer sink unit, built in NEFF electric oven with warming drawer, built in induction hob, integrated dishwasher and larder fridge and freezer, double glazed window, double glazed French doors to sun lounge.

**UTILITY/W.C.**

Low level WC with wash hand basin, sink unit, space for washing machine, combination boiler, door to store.

**FIRST FLOOR LANDING**

Access to roof space via loft ladder, boarded with 2 Velux windows, light and power point.

**BEDROOM ONE 16'5 (into bay) x 11'4 (5.00 x 3.45m)**

Fitted wardrobes, cupboards over, radiator.

**BEDROOM TWO 13'4 x 10'3 (4.06 x 3.12m)**

Double glazed window to rear, radiator.

**BEDROOM THREE 9'3 x 6'9 (plus doorway) (2.82 x 2.06m)**

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

**BEDROOM FOUR 13'10 (max) x 8'3 (4.22 x 2.51m)**

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

**OFFICE 11'5 (into bay) x 8'3 (3.48 x 2.51m)**

**FAMILY BATHROOM**

Panelled bath, walk in double shower, wash hand basin with set in vanity units, low level WC, heated towel rail, double glazed frosted window.

**FRONT GARDEN**

Paved driveway, gravelled area.

**REAR GARDEN**

Laid mainly to lawn, raised patio area, garden shed.

**STORE (FORMERLY GARAGE)**

Light and power point, electronically operated roller door.

**T: 0191 284 7999**

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

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: E**

**EPC RATING: D**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	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 relation to this property.



**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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