



Forest Gate | Palmersville | NE12 9EF

£375,000

Do not miss the chance to view this exceptional detached family home on Forest Gate, boasting an impressive and beautifully designed interior. The superb accommodation begins with an inviting entrance hall with a contemporary remodelled oak and glass staircase creating an immediate sense of elegance and charm. This leads to a beautifully tiled guest w.c. and cloak room. The lounge to the front is generously sized yet warm and cosy with an inglenook fireplace and electric stove, ideal for family time and relaxation. The real showstopper is the superbly appointed open plan dining kitchen designed with culinary ease in mind, refitted with stylish units, sleek integral appliances and ample storage. There is both a breakfast bar and built in dining table ideal for every day dining and family get togethers

To the first floor the property offers four well-proportioned bedrooms, including a superb principal suite with built in wardrobes and a private refitted en suite. The remaining bedrooms are served by a refurbished family bathroom. Outside the home enjoys an impressive enclosed rear garden with raised decked and seating areas. There is a paved terrace which runs the width of the property providing an ideal spot for al fresco dining and entertaining which is catered for with the built in BBQ, pizza oven and summer house with bar and fridge. To the front the smart driveway provides off street parking which gives access to the integral garage.

A perfect choice for a growing family, Forest Gate is conveniently located for local amenities, schools, Palmersville metro station and excellent transport links.

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Fantastic Four Bedroom Detached

En Suite & Ground Floor W.C.

Highly Sought After Development

Well Kept Gardens & Summer House

Garage & Off-Street Parking

Freehold

Council Tax: D

EPC: C

ENTRANCE HALLWAY: Step through the composite entrance door into a welcoming hallway, featuring an oak and glass staircase rising to the first floor. Additional benefits include an understairs cupboard, radiator, and access to the downstairs WC.

DOWNSTAIRS CLOAKS/W.C.: A convenient ground floor cloakroom comprising a double-glazed window to the front, low-level WC, and a wash hand basin set within a vanity unit. The space is finished with tiled flooring and a heated towel rail.

LOUNGE: 15'5" plus bay window x 11'2" into alcove (4.69m x 3.40m). A bright and inviting lounge featuring a double-glazed bay window to the front elevation, allowing plenty of natural light. Character features include alcoves and decorative coving to the ceiling. The focal point of the room is an electric stove set within an inglenook-style fireplace with a stone hearth and surround, enhanced by recessed lighting. The room also benefits from both a standard radiator and a feature radiator.

DINING KITCHEN: 26'8" x 10'4" (8.12m x 3.14m) A spacious and modern open plan kitchen/dining area fitted with a range of wall and base units, including cupboards and drawers, along with a 1½ bowl sink unit. Features include a breakfast bar, wine rack, built-in electric oven and hob with extractor fan, integrated microwave, and space for a fridge freezer. A central kitchen island provides additional workspace and seating for bar stools, seamlessly leading into the dining area. The dining space benefits from French doors opening onto the rear garden, as well as two double glazed windows and ceiling spotlights. A door also provides internal access to the garage.

FIRST FLOOR LANDING AREA: Providing access to the partially boarded loft via a loft ladder, along with a convenient airing cupboard.

BEDROOM ONE: 11'5 x 11'5, (3.47m x 3.47m). A well-proportioned principal bedroom featuring two double built-in wardrobes, a double-glazed window to the front elevation, and a double radiator.

EN-SUITE SHOWER ROOM: Comprising a double shower enclosure, wash hand basin set within a vanity unit, and a low-level WC. The room is fully tiled to both walls and floor and features a distinctive double glazed round window to the front.

BEDROOM TWO: 11'2 x 8'6, (3.40m x 2.59m). A comfortable second bedroom with a double-glazed window to the front, a built-in double wardrobe, an additional storage cupboard, and a radiator.

BEDROOM THREE: 8'8 x 8'6, (2.64m x 2.59m). Offering built-in double wardrobes, a radiator, and a double-glazed window overlooking the rear garden.

BEDROOM FOUR: 8'6 x 8'3, (2.59m x 2.51m). A versatile fourth bedroom featuring built-in wardrobes with sliding doors, a radiator, and a double-glazed window to the rear.

FAMILY BATHROOM: A stylish family bathroom fitted with a freestanding bath, wash hand basin set within a vanity unit, low-level WC, and a heated towel rail. The room is fully tiled to both walls and floor and includes a double-glazed frosted window to the rear, along with a built-in storage cupboard.

EXTERNALLY: To the front, the property benefits from a resin driveway leading to the garage, with gated side access to the rear. The rear garden has been thoughtfully landscaped, featuring a non-slip patio area, decked seating space, and low-maintenance artificial lawn. Additional highlights include a summer house with a bar area, complete with a fridge and electric wall heater, as well as a side shed and external water and power supply.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

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.

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

Coastal Erosion Risk: LOW

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 no accessibility adaptations.

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

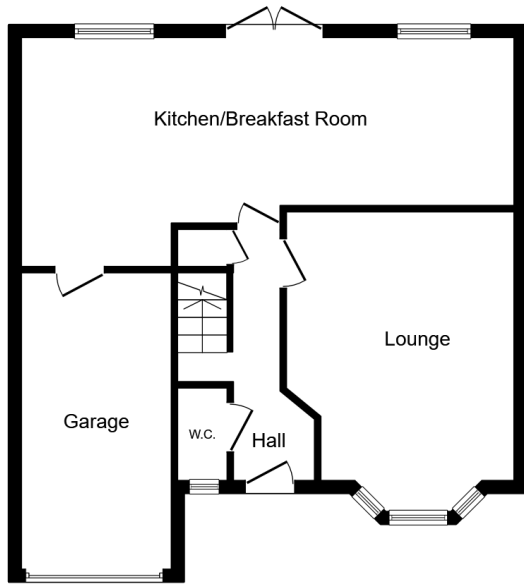
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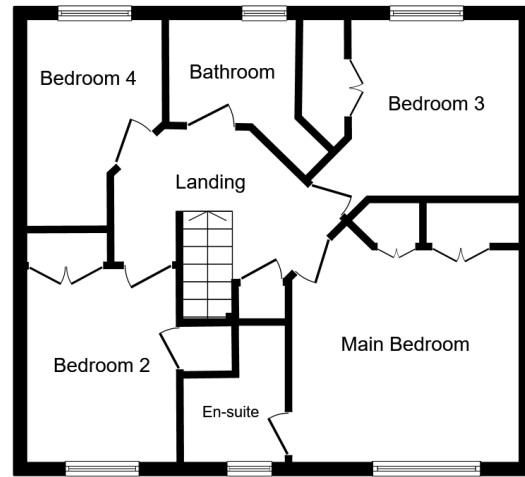
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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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