



Palmers Green | Palmersville | NE12 9HF

£325,000

Nestled in a well laid out Cul de sac on this highly sought after development we are thrilled to offer for sale this superb detached bungalow.

Upon entering the generous accommodation, you are welcomed in to a light and airy hallway leading to a spacious lounge that provides an inviting atmosphere for relaxation and entertaining which seamlessly flows in to the conservatory with views overlooking the lovely rear garden. The kitchen has a good range of wall and base units with room for a table making it a delightful space for culinary enthusiasts.

The bungalow boasts three bedrooms; the main bedroom and bedroom two have a good range of wardrobes and bedroom furniture offering ideal storage solutions, bedroom three is of a generous size and currently used as a formal dining room. The bathroom is both stylish and practical with both a bath and separate shower catering to both preferences. Externally, to the front there is a garden with a double length driveway leading to a detached garage with electric roller door ensuring plenty parking and storage options.

This delightful bungalow is perfect for those seeking a peaceful yet convenient lifestyle in a desirable location, with nearby amenities, public transport links and Palmersville Metro Station. Don't miss the opportunity to make this delightful home your own.

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Detached Bungalow

Sought After Location

Conservatory Extension

Modern Refurbished Bathroom

No Onward Chain

Freehold

EPC: TBC

Council Tax: C

ENTRANCE VESTIBULE: Step through the entrance door into a welcoming vestibule, which leads directly into the main hallway.

ENTRANCE HALLWAY: The hallway features an airing cupboard, a radiator, and access to the boarded loft space, providing useful additional storage.

LOUNGE: 11'8 x 17'5, (3.55m x 5.30m). Step into the lounge, which is complete with a double-glazed window to the side and double-glazed patio doors leading to the conservatory, allowing plenty of natural light. Additional features include decorative coving, an electric fire with a marble inset, and two radiators.

CONSERVATORY: 9'6 x 9'3, (2.89m x 2.81m). A bright and versatile additional living area, featuring double-glazed windows to the side and rear as well as a double-glazed door to the side, flooding the space with natural light.

BREAKFAST KITCHEN: 12'1 x 7'9, (3.68m x 2.36m). Fitted with a range of wall and base units and a single drainer sink unit. The kitchen includes an integrated fridge, washing machine, and gas cooker. Part-tiled walls, ceiling spotlights, a double-glazed side window, and a wall-mounted central heating boiler complete the space.

BEDROOM ONE: 11'1 x 11'8, (3.37m x 3.55m) into bay. The well-proportioned principal bedroom showcases fitted furniture and wardrobes, a double-glazed bay window to the front, and a radiator.

BEDROOM TWO: 11'4 x 11'2, (3.45m x 3.40m). The second bedroom, also benefits from fitted furniture and wardrobes, with a radiator and a double-glazed window to the front.

BEDROOM THREE: 11'3 x 11'4, (3.42m x 3.45m). The third bedroom is currently used as a formal dining room and features a double-glazed window to the rear, ceiling spotlights, and a radiator.

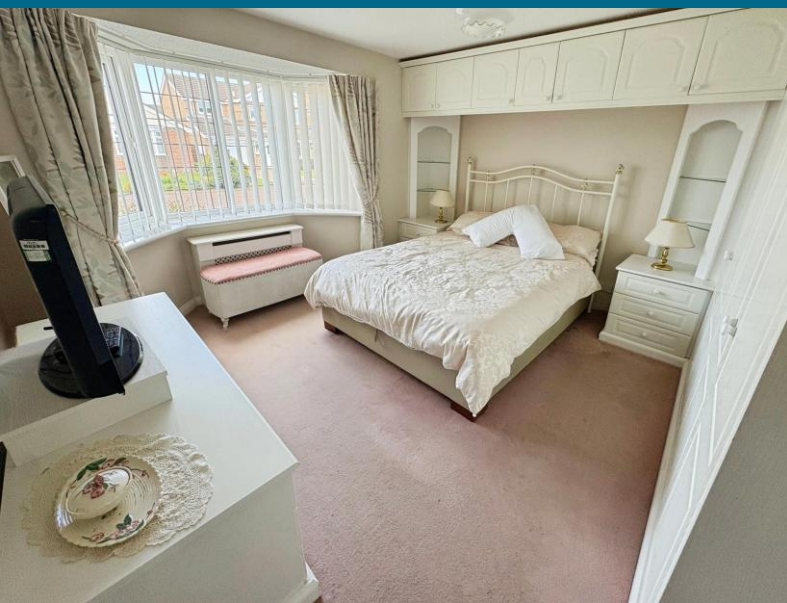
FAMILY BATHROOM: The bathroom is fitted with a panel bath, a step-in shower cubicle, pedestal wash hand basin, and low-level WC. Additional features include a heated towel rail, tiled flooring, mainly tiled walls, and a double-glazed frosted window to the side.

EXTERNALLY: The rear garden is mainly laid to lawn with a planted border, providing a pleasant outdoor space. Off-street parking is available via the driveway and a detached garage with an electric up-and-over door.

T: 0191 266 7788

Foresthall@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

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

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: C

EPC RATING: TBC

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FLOORPLAN TBC

EPC RATING TBC

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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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