



Swainby Close | Melton Park | NE3 5JE

# Offers Over £620,000

Viewing comes recommended on this very well appointed 4 bedroom detached house located within the much sought after Whitebridge Park development in Gosforth. This much loved family home occupies a generous plot surrounded by beautiful mature gardens. It has also been much improved by the current owner to incorporate a range of quality fixtures and fittings to include replacement kitchen with granite work surfaces, family bathroom with jacuzzi style bath, modern UPVC double glazing and upgraded gas fired central heating. Additional features include ground floor WC, large conservatory, en suite to master bedroom, ample off street parking and double garage. The property also offers great potential for further development. There are excellent schools within the area as well as bus and metro links to the airport and Newcastle City Centre. Gosforth High Street is a short distance away.

The property comprises entrance hallway with WC and staircase leading to the first floor. There is a spacious dual aspect through lounge/dining room together with quality fitted breakfasting kitchen with granite work surfaces and integrated appliances. The kitchen provides access to a large conservatory and utility room which provides access to the garage. To the first floor are 4 double bedrooms with en suite to the master. There is also an office to this floor together with family bathroom with jacuzzi style bath. Externally to the rear is a beautiful well maintained garden with patio area and storage shed. There is also a generous lawned garden to the front with driveway providing ample off street parking. This leads to a double garage with electronically operated up and over door.

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**Detached house**

**Occupies a generous plot**

**4 double bedrooms**

**Office**

**Quality fitted breakfasting kitchen**

**Excellent schools within the area**

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

**ENTRANCE DOOR LEADS TO:**

**ENTRANCE LOBBY**

Double glazed entrance door, radiator, part glazed door to reception hall.

**RECEPTION HALL**

Staircase to first floor with spindle banister, understairs cupboard, radiator.

**W.C.**

Double glazed window, low level WC, wash hand basin, tiled floor, heated towel rail.

**LOUNGE/DINING ROOM 25'0 (into bay) x 17'3 to 12'3 (7.62 x 5.26-3.73m)**

Double glazed window to rear, double glazed bay window to front, marble fireplace, coving to ceiling, two double radiators.

**CONSERVATORY 12'11 x 11'7 (3.94 x 3.53m)**

Double glazed windows to rear and side, tiled floor, radiator.

**DINING KITCHEN 23'2 x 9'6 (7.06 x 2.90m)**

Fitted with a range of wall and base units with granite work surfaces, single drainer sink unit, built in electric oven with warming draw, built in ceramic hob, extractor hood, integrated dishwasher and microwave, radiator, double glazed window to rear, double glazed window to rear, double glazed French door to conservatory.

**UTILITY 8'0 x 6'3 (2.44 x 1.91m)**

Sink unit with granite work surfaces, space for washing machine, tiled floor, door to garage, double glazed door to rear, radiator.

**FIRST FLOOR LANDING**

Access to roof space, airing cupboard housing hot water cylinder.

**MASTER BEDROOM 13'5 x 12'11 (4.09 x 3.94m)**

Double glazed window to front, fitted bedroom furniture, fitted wardrobes, Velux window, radiator.

**EN SUITE SHOWER ROOM**

Step in shower double cubicle, wash hand basin with set in vanity unit, low level WC, tiled walls, tiled floor, shaver point, Velux window, radiator.

**BEDROOM TWO 13'10 x 9'9 (4.22 x 2.97m)**

Double glazed window to front and side, fitted wardrobes with mirror fronted sliding doors, radiator.

**BEDROOM THREE 10'7 x 10'7 (3.23 x 3.23m)**

Double glazed window to rear, fitted wardrobes with sliding doors.

**BEDROOM FOUR 11'11 x 7'7 (plus recess) (3.63 x 2.31m)**

Double glazed window to front, fitted wardrobes, built in cupboard.

**BEDROOM 5/STUDY 7'1 x 6'9 (2.16 x 2.06m)**

Double glazed window to rear, radiator.

**FAMILY BATHROOM**

Jacuzzi style bath, wash hand basin with set in vanity unit, low level WC, tiled floor, tiled walls, double glazed frosted window to rear.

**FRONT GARDEN**

Laid mainly to lawn, planted borders, driveway.

**REAR GARDEN**

Laid mainly to lawn, patio, flower, tree and shrub borders, fenced boundaries, gated access.

**DOUBLE GARAGE 20'2 x 16'6 (6.15 x 5.03m)**

Electronically operated up and over door, central heating boiler.

**T: 0191 284 7999**

**Gosforth@rmsestateagents.co.uk**

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Driveway & Garage

#### 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: F

#### EPC RATING: TBC

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## WAITING ON EPC RATING

**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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