



Clousden Drive | Forest Hall | NE12 9DR

Offers Over £175,000

Presenting a fantastic opportunity to purchase this immaculate, ready to move in to, semi detached home on Clousden Drive in Forest Hall. Perfect for first time buyers and those looking to downsize. Inside the tasteful modern finish runs throughout just waiting for the new owner to enjoy.

The entrance hall leads to the bright reception room to the front ideal for relaxing after a long day, which flows to the modern kitchen boasting integrated appliances including oven and hob, fridge and freezer. Also benefitting from a breakfast bar excellent for entertaining and informal dining. Patio doors lead to a charming garden with summer house / games room which further enhances the outdoor space, complete with bar, perfect for get togethers with family and friends.

Upstairs you will find two comfortable well-proportioned double bedrooms, one with fitted wardrobes and sliding doors providing excellent storage solutions, whilst the other has a convenient built in cupboard. The re fitted stylish bathroom has a white three piece suite complete with bath and shower over catering to both preferences.

Externally the property has real kerb appeal to the front including an extensive block paved driveway providing parking for several vehicles and gated access to rear.

Forest Hall has a vast range of amenities and schooling, good public transport connections with a frequent bus service, it is also served by two metro stations at Benton and Palmersville.

An exceptional modern home that truly commands an early inspection to avoid disappointment.

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Impressive Semi Detached

Move In Ready

Beautifully Presented

Garden With Summerhouse

Two Double Bedrooms

Luxury Bathroom

Fabulous Refitted Kitchen

Generous Off Street Parking

ENTRANCE: Double glazed composite door, double glazed window, staircase to first floor, radiator, door to;

LOUNGE (front) 15'6 (into alcove) x 10'8 (4.72m (into alcove) x 3.25m) Double glazed window to front flooding the room with natural light, coving to ceiling feature radiator, built in Shelving to alcove.

DINING KITCHEN: (rear) 17'7 x 9'3 (5.35m x 2.81m) Fabulous, re-fitted kitchen, incorporating a range of sleek and stylish base, wall and drawer units and contrasting worktops, with breakfast bar perfect for informal dining. Integrated electric oven, induction hob, cooker hood and fridge freezer. Spaces for washing machine and tumble dryer. Spotlights to ceiling, meter cupboard, modern flooring, double glazed window and patio doors to the garden.

FIRST FLOOR LANDING: Double glazed window to the side, access to loft space via drop down ladder, which we have been informed is boarded. Airing cupboard.

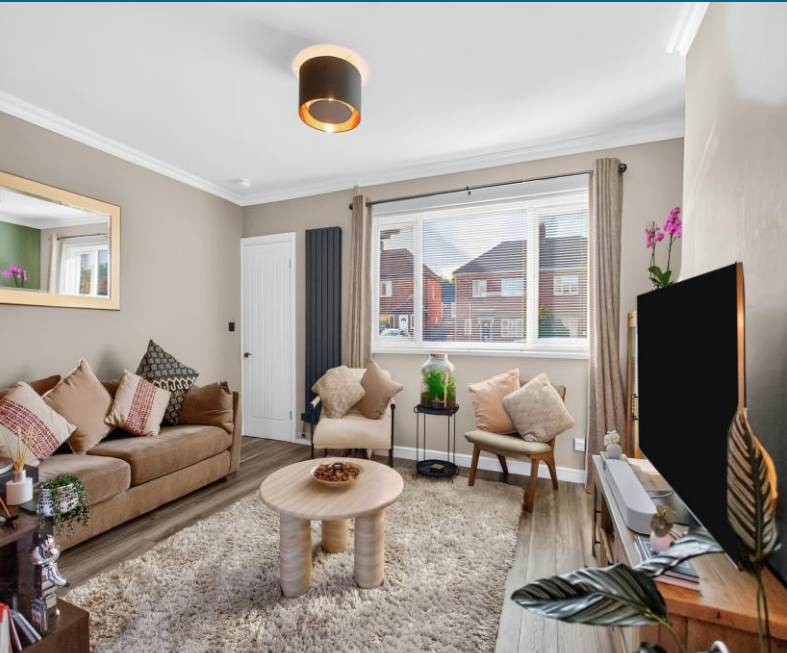
BEDROOM ONE: (front) 15'8 (into alcove) x 9'6 (4.78m (into alcove) x 2.99m) Built in cupboard, double glazed window to the rear, radiator,

BEDROOM TWO: (rear) 12'1 x 9'2 (3.68m x 2.79m) Featuring a good range of fitted wardrobes with sliding doors, wall mounted combi boiler. Double glazed window to the rear, radiator.

BATHROOM: (rear) Beautifully refurbished bathroom suite, comprising of panelled bath, with overhead mixer shower tap, glass shower screen, pedestal hand wash basin, low level wc., tiled walls and floor, double glazed frosted window to rear.

FRONT GARDEN: A generous block paved driveway to the front providing off street parking, gravelled areas and fenced boundaries.

REAR GARDEN: Mainly block paved, planted borders, garden shed external water and electrics. Summer house which is currently set up as a bar with shelving, light and power a fantastic entertaining area. Brick outhouse to side, gated access to the front.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre To Cabinet

Mobile Signal Coverage Blackspot: No

Parking: On street

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

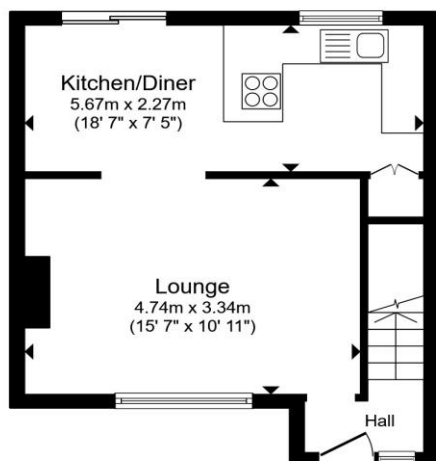
COUNCIL TAX BAND: A

EPC RATING: C

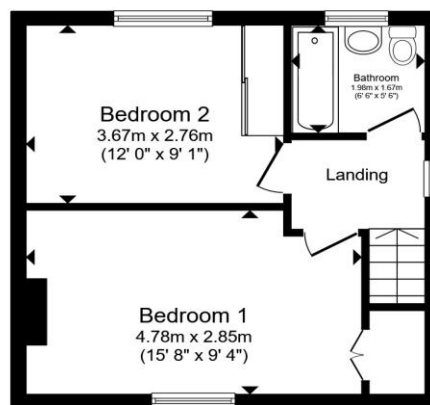
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Ground Floor



First Floor

Total floor area 66.4 m² (715 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

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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.

