



RMS | Rook
Matthews
Sayer

High Laws | South Gosforth | NE3 1RQ

Offers Over £450,000

Viewing is highly recommended on this well-appointed four-bedroom detached family home, situated within the sought-after High Laws development, close to Jesmond Dene. The property occupies a secluded plot surrounded by beautifully maintained gardens, with a desirable southerly-facing aspect to the rear. Additional benefits include solar panels and a side extension incorporating a utility room and ground floor shower room/WC. The property is ideally positioned for access to The Freeman Hospital, Jesmond Dene, David Lloyd Health Club and South Gosforth Metro Station. There are also a number of highly regarded schools within the area.

The accommodation briefly comprises an entrance porch leading into a spacious dining room to the front. There is a dual-aspect sitting room which provides access to the conservatory overlooking the rear garden. The modern, fully fitted kitchen also offers direct access to the conservatory. Completing the ground floor accommodation are the utility room and shower room/WC. To the first floor, there are four bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom featuring a shower.

Externally, the property boasts a beautiful, mature, southerly-facing rear garden with a patio area and storage sheds. To the front, there is a well-maintained garden and a paved driveway providing off-street parking. In addition, there is a single garage with an up-and-over door. Further benefits include double glazing, gas-fired central heating via a combination boiler, and solar panels.

RMS | Rook
Matthews
Sayer



4



2



3

Well-appointed four-bedroom detached family home

Southerly-facing rear garden

Fully fitted kitchen

Solar panels

Ground floor shower room/WC

Access to The Freeman Hospital, Jesmond Dene, and David Lloyd Health Club

For any more information regarding the property please contact us today

ENTRANCE DOOR LEADS TO:

ENTRANCE PORCH

Double glazed entrance door, double glazed windows to front and sides, tiled floors.

SHOWER ROOM

Low level WC, step in shower cubicle, wash hand basin, tiled walls, extractor fan, shaver point, radiator.

LOUNGE DINING ROOM 25'1 x 11'9 into 10'1 (7.65 x 3.58 – 3.07m)

Double glazed window to front, living flame effect gas fire, double glazed patio door to conservatory, two double radiators.

DINING ROOM 20'5 x 11'10 (6.22 x 3.61m)

Double glazed window to front, hardwood flooring, staircase to first floor, understairs cupboard, radiator, double radiator, door to utility.

CONSERVATORY 17'7 x 9'10 (5.36 x 3.00m)

Double glazed windows to rear and side, double glazed door, tiled floor.

BREAKFAST KITCHEN (16'6 x 10'0m)

Wall and base units, 1 ½ bowl sink unit, part glazed door to conservatory, built in double oven, built in gas hob, extractor hood, space for dishwasher, tiled floor, tiled splash back, radiator, double glazed window to rear.

UTILITY

Belfast sink unit, space for washing machine, space for tumble dryer, tiled splash backs, tiled floor, combination boiler, double glazed window, door to garage, door to side, radiator, storage cupboard.

FIRST FLOOR LANDING

Access to roof space, built in cupboard.

BEDROOM ONE 13'0 (to wardrobes) x 10'1 (3.96 x 3.07m)

Double glazed window to rear, fitted wardrobes, mirror fronted sliding doors, radiator.

EN SUITE SHOWER ROOM

Three piece suite comprising step in shower cubicle, pedestal wash hand basin, low level WC, tiled walls, tiled floor, double glazed frosted window, radiator.

BEDROOM TWO 12'1 x 11'7 (3.68 x 3.53m)

Double glazed window to front, radiator.

BEDROOM THREE 11'5 x 8'6 (3.48 x 2.59m)

Double glazed window to front, built in wardrobe, radiator.

BEDROOM FOUR 13'6 x 6'9 (4.11 x 2.06m)

Double glazed window to rear, radiator.

FAMILY BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, tiled walls, tiled floor, shaver point, radiator double glazed frosted window.

FRONT GARDEN

Mainly gravelled, flower, tree and shrub borders, paved driveway.

REAR GARDEN

Laid mainly to lawn, patio, flower, tree and shrub borders, southerly facing, two sheds, gated access.

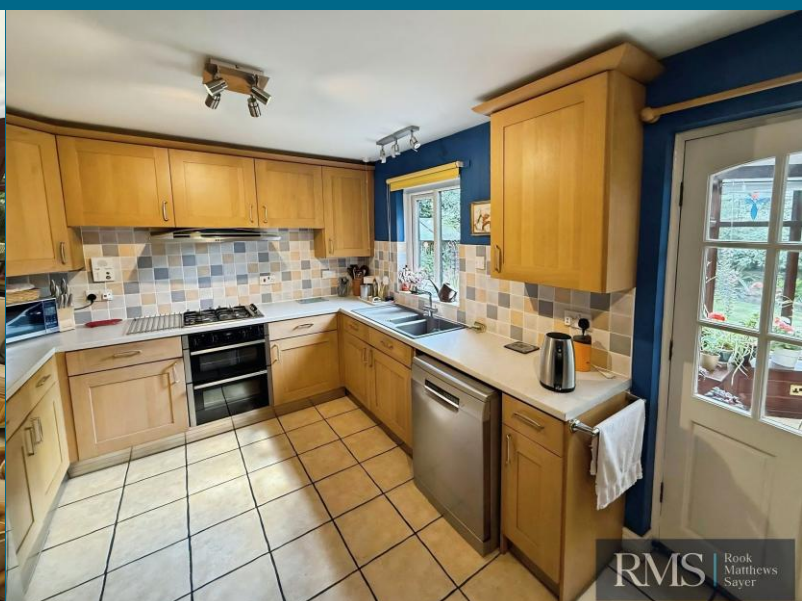
GARAGE

Attached, up and over door, light and power points.

T: 0191 284 7999

Gosforth@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: BT

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.

AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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: B

GS00016280.DJ.PC.20.08.26.V.3



T: 0191 284 7999

Gosforth@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	90 B
69-80	C		
55-68	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.