



Polwarth Drive | Brunton Park | NE3 5NJ

Offers Over £425,000

Viewing is highly recommended on this 4/5-bedroom semi-detached house located within the much sought-after Brunton Park development in Gosforth. This rare property was originally built to a larger design, providing two additional bedrooms above the integral garage, all beneath a pitched roof and offering in excess of 1,400 sq ft of living accommodation.

The house occupies a generous plot with a south-facing rear garden and offers excellent potential for further development, subject to the necessary planning permissions and building regulations approval. It also benefits from two garages, one of which is approximately 27 ft in depth and features an electronically operated up-and-over door. There are local shops within the development, together with frequent transport links into central Gosforth. The area is also served by a selection of highly regarded schools.

The accommodation comprises an entrance porch leading to an inner hallway with a WC and staircase to the first floor. There is a front-facing sitting room with a bay window, together with an extended dining room to the rear. A good-sized kitchen provides access to an inner passage leading to the garage. To the first floor are five bedrooms, four of which are doubles. There is also a family bathroom with a separate WC. Externally, the property benefits from a generous, private south-facing rear garden with gated side access. To the front is a double driveway providing access to the two garages. Additional features include gas-fired central heating and uPVC double glazing.

RMS | Rook
Matthews
Sayer



5



2



1

5-bedroom semi-detached house

Offering in excess of 1,400 sq ft of living accommodation

South-facing rear garden

Benefits from two garages

Extended dining room

Local shops within the development

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.

ENTRANCE HALL

Staircase to first floor, understairs cupboard, radiator.

W.C.

Window, low level WC, wash hand basin.

SITTING ROOM 17'7 (into bay) x 13'0 (into alcove) (5.36 x 3.96m)

Double glazed bay window to front, feature fireplace, coving to ceiling, radiator.

DINING ROOM 15'5 x 11'11 into 10'11 (3.63 x 3.33m)

Double glazed window to rear, serving hatch, double glazed door, radiator.

BREAKFAST KITCHEN 15'7 x 8'7 (4.75 x 2.62m)

Fitted with a range of wall and base units, single drainer sink unit, electric cooker point, built in cupboard, central heating boiler, radiator, door to garage, double glazed window.

BEDROOM ONE 14'10 x 10'11 (into alcove) (4.52 x 3.33m)

Double glazed window to front, radiator.

BEDROOM TWO 11'11 x 8'8 (to wardrobes) (3.63 x 2.64m)

Double glazed window to rear, wash hand basin, radiator.

BEDROOM THREE 14'7 x 10'8 (4.45 x 3.25m)

Double glazed window to front and side, radiator.

BEDROOM FOUR 11'11 x 10'8 (3.63 x 3.25m)

Double glazed window to side and rear, radiator

BEDROOM FIVE/OFFICE 8'6 x 7'8 (2.59 x 2.34m)

Double glazed window to front, radiator.

FAMILY BATHROOM

Panelled bath, pedestal wash hand basin, tiled walls, heated towel rail, airing cupboard housing hot water cylinder, double glazed frosted window.

SEPARATE W.C.

Low level WC, double glazed frosted window to rear.

FRONT GARDEN

Laid mainly to lawn, double width driveway.

REAR GARDEN

Laid mainly to lawn, flower, tree and shrub borders, paved area.

TWIN GARAGES - One: 17'8 x 10'9 (5.38 x 3.28m) - Two: 27'6 x 9'10 (8.38 x 3.00m)

Attached, up and over doors, light and power points, sink unit and space for washing machine in one.

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: TBC

Mobile Signal Coverage Blackspot: No

Parking: Driveway & Two Double Garages

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: D

EPC RATING: C

GS0016213.DJ.PC.18/09/26.V.3



T: 0191 284 7999

Gosforth@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 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.

T: 0191 284 7999

Gosforth@rmsestateagents.co.uk

RMS | Rook Matthews Sayer