



Meadway | Forest Hall | NE12 9RE

£260,000

Presenting this well presented detached family home, situated in an ideal location with everything on your doorstep including schools, shops and excellent transport links. The property itself sits on a generous corner plot on Meadway a highly desirable development in Forest Hall. Step inside the spacious accommodation and the welcoming hallway leads to the front reception room a lovely place to sit back and relax. The open plan kitchen dining room to the rear is well fitted with a range of contemporary units, a breakfast bar ideal for informal dining plus space for a table perfect for family get togethers. A useful separate utility room offers a good-sized space for additional appliances and storage.

Upstairs is equally impressive with two double bedrooms and a single, suitable as a child's room or home office. The modern family bathroom comprises a bath with shower over catering to both preferences.

Externally the property boasts gardens to three sides with lawned, decked and patio areas to enjoy. A triple length block paved driveway providing parking for several vehicles, while the detached garage to the rear is currently utilised as storage and a home office.

A superb property combining comfortable family living in a sought-after location. Viewings Recommended.

RMS | Rook
Matthews
Sayer



3



1



1

Detached Family Home

Generous Corner Plot

Three Bedrooms

Open Plan Dining Kitchen

Separate Utility Room

Gardens & Driveway

Freehold

Viewings Recommended

ENTRANCE HALLWAY: Enter through a double-glazed door into the hallway, featuring a double radiator and a staircase leading to the first floor with a useful understairs cupboard.

LOUNGE: 11'8 x 14'7, (3.35m into alcoves x 4.44m max). A spacious living room featuring a marble fireplace with matching inset and hearth incorporating a living flame gas fire. There is a double-glazed window to the front, and a double-glazed windows to the side, providing plenty of natural light.

DINING KITCHEN: 18'1 x 11'3, (5.51m x 3.42m). Fitted with a range of wall and base units incorporating a 1½ bowl sink unit with complementary work surfaces and breakfast bar. Integrated appliances include An electric oven and a combination microwave, induction hob with extractor hood and integral dishwasher., space for fridge freezer. There is a feature radiator, partially tiled walls, and a double-glazed window and double-glazed patio doors to the rear garden. Door to utility.

UTILITY: 8'4 x 8'7, (2.54m x 2.61m). Fitted with a range of wall and base units with work surfaces, and stainless-steel sink. Space for a washing machine and tumble dryer. There is a double-glazed window to the rear, a double-glazed door providing side access.

FIRST FLOOR LANDING AREA: Featuring a double-glazed frosted window to the side, providing natural light to the landing. Airing cupboard.

BEDROOM ONE: 12'3 x 9'7, (3.70m x 2.92m). A well-proportioned principal bedroom featuring a double-glazed window to the front, a double radiator.

BEDROOM TWO: 9'11 x 10'3, (3.02m x 3.12m). Featuring a double-glazed window to the rear, a double radiator.

BEDROOM THREE: 9'2 x 8'1, (2.79m x 2.46m). Featuring a double-glazed window to the front, a double radiator, a built-in storage cupboard.

FAMILY BATHROOM: Fitted with a p shaped bath with a mains twin-headed shower over and a pedestal wash hand basin set in vanity unit. And low level w.c. spotlights to ceiling. The room also features a double radiator, fully tiled walls, and three frosted double-glazed windows to the rear.

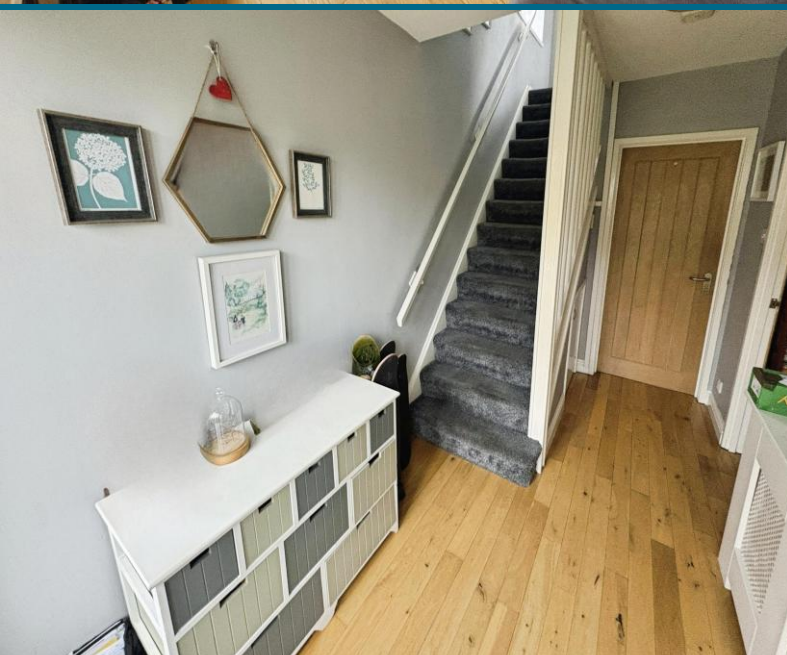
EXTERNALLY: The front and side garden is predominantly laid to lawn with walled and fenced boundaries. A triple length block paved driveway provides off-road parking and the enclosed rear garden features a lawn, a decked area, and a patio, complemented by shrub borders. External water and electricity supplies are also provided.

GARAGE: Converted, currently used as part storage and as a home office with double glazed door to the front and windows to the side. Wall mounted electric fire and spotlights to ceiling.

T: 0192667788

foresthall@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



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.

Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. 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.

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? Shared alley to side.

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.

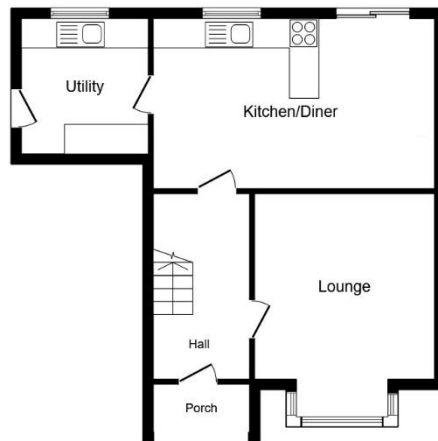
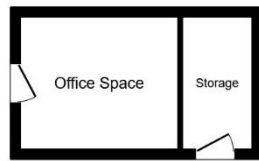
TENURE

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.

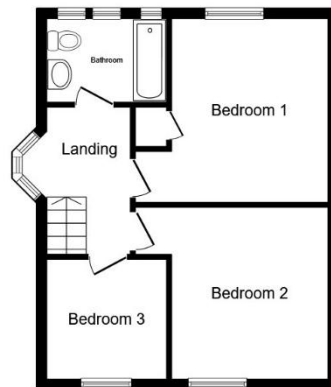
COUNCIL TAX BAND: C

EPC RATING: D

FH00009555/GO/GO/13/10/26/V1



Ground Floor



First Floor

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

RMS | Rook
Matthews
Sayer



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 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



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.