

Melmerby Close | Whitebridge Park | NE3 5JA

Offers Over £495,000

A Well-Appointed Three Bedroom Detached Bungalow in Sought-After Whitebridge Park, Gosforth

Occupying a pleasant position within the highly desirable Whitebridge Park development in Gosforth, this well-appointed three-bedroom detached bungalow offers spacious and versatile accommodation, ideal for a range of purchasers seeking comfortable single-level living.

The property boasts a welcoming layout with generously proportioned reception space, a well-equipped kitchen, three well-sized bedrooms and attractive bathroom facilities. Throughout, the bungalow has been well maintained and presented to provide a home ready for immediate occupation. A particular feature of the property is the beautiful southerly facing rear garden, which enjoys an excellent degree of privacy and sunshine throughout the day, creating the perfect setting for outdoor relaxation, entertaining and family enjoyment. Externally, the property benefits from ample off-street parking to the front together with an attached double garage, providing excellent parking, storage and workshop potential.

Whitebridge Park remains one of Gosforth's most sought-after residential developments, offering convenient access to local amenities, well-regarded schools, transport links and the wide range of shops, cafés and restaurants available within Gosforth itself.

Early viewing is highly recommended to appreciate the location, generous plot, southerly facing garden and excellent accommodation on offer.

RMS | Rook Matthews Sayer

3 2 1

Sought-after Whitebridge Park location in Gosforth

Spacious three-bedroom detached bungalow

Generous and versatile single-level accommodation

Beautiful south-facing private rear garden

Ample off-street parking and double garage

Close to local amenities, schools and transport links

For any more information regarding the property please contact us today

ENTRANCE LOBBY
With double glazed entrance door and a radiator. Cloaks.

W.C.
With double glazed frosted window to the front, low level w.c, wash hand basin and a radiator.

DINING ROOM 12'6 x 10'0 (3.81m x 3.05m)
With double glazed window to the front, coving to ceiling and a double radiator.

LOUNGE 15'2 x 15'0 (4.62m x 4.57m)
With double glazed patio door to the rear garden, feature fireplace with marble inset & hearth, telephone point, television point, coving to ceiling and two double radiators.

KITCHEN 15'2 x 8'9 (4.62m x 2.67m)
Fitted with a range of wall & base units, one and a half bowl sink unit, built in double oven and induction hob with extractor hood over, tiled splash backs, double radiator and double glazed window to the side and rear.

UTILITY ROOM 9'8 x 6'0 (2.95m x 1.83m)
With sink unit, space for automatic washing machine, tiled splash backs, double glazed window to the side, double glazed door to the side and a radiator.

INNER HALL
With radiator.

BEDROOM ONE 11'10 x 10'8 plus alcove (3.61m x 3.25m)
With double glazed window to the rear, fitted wardrobes, television point, telephone point and a radiator.

BEDROOM TWO 11'7 x 9'4 (3.53m x 2.84m)
With double glazed window to the front, fitted wardrobes with mirror fronted sliding doors, television point, telephone point and a double radiator.

BEDROOM THREE 10'4 x 8'3 (3.15m x 2.52m)
With double glazed window to the front, fitted wardrobes with sliding doors, television point, telephone point and a radiator.

BATHROOM/W.C.
Fitted with a four piece suite comprising; panelled bath, wash hand basin, tiled floor, set in vanity unit, step in shower cubicle with shower over, low level w.c, tiled walls, access to loft space, halogen down lighting, extractor fan and a double glazed frosted window to the rear.

EXTERNALLY
The front garden is laid mainly to lawn with a driveway providing ample parking. The southerly facing garden is laid mainly to lawn with flower, tree & shrub borders, cold water supply, paved walkway and fenced boundaries.

DOUBLE GARAGE
Attached with electronically operated up and over door, light and power points, wall mounted combination boiler and access to loft space.

T: 0191 284 7999
Gosforth@rmsestateagents.co.uk

RMS | Rook Matthews Sayer













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 & 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.

ACCESSIBILITY
This property has accessibility adaptations:
- Suitable for wheelchair user
- Level access
- Ramped access
- Wide doorway

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: C

GS00016376.DJ.PC.04.11.26.V.1

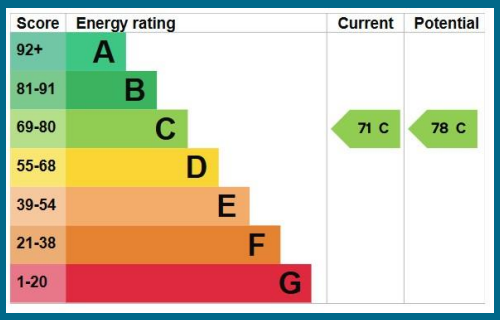




T: 0191 284 7999
Gosforth@rmsestateagents.co.uk

RMS | Rook Matthews Sayer





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.

The Property Ombudsman

T: 0191 284 7999

Gosforth@rmsestateagents.co.uk

RMS | Rook Matthews Sayer