



## Soulby Court Kingston Park

- Well Presented Detached Property
- Two Reception Rooms
- Four Bedrooms plus Study
- Gas Central Heating & Double Glazing
- Gardens to front & rear
- Driveway, Integral Garage

£ 220,000



165 High Street  
Gosforth  
Newcastle upon Tyne  
NE3 1HE

Professional Property People

Tel: 0191 2847999

Fax: 0191 2849200

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)

# 2 Soulby Court, Kingston Park, Newcastle upon Tyne, NE3 2TQ

Well presented four bedroom detached property offering ideal family accommodation throughout. The property is conveniently situated providing easy access to local shops amenities and transport links. Briefly comprising; entrance porch, lounge, dining room, study, w.c, kitchen, utility, four bedrooms and a shower room. Externally the property benefits from gardens to front & rear, a double width driveway and an integral garage.

## ENTRANCE PORCH

Double glazed entrance door, double glazed windows to front & sides, courtesy light and tiled floor.

## LOUNGE 17'11 x 12'6 plus recess (5.46m x 3.81m)

Double glazed window to front, feature fire surround with tiled inset & hearth incorporating living flame effect gas fire, staircase to first floor, coving to ceiling, hardwood flooring and two double radiators.

## DINING ROOM 10'7 x 8'4 (3.22m x 2.54m)

With coving to ceiling, hardwood flooring and a double radiator.

## STUDY 10'8 x 6'9 (3.25m x 2.06m)

Double glazed window to rear, laminate flooring, built in cupboard, double glazed French door and a radiator.

## W.C.

Double glazed window to rear, low level w.c, pedestal wash hand basin, extractor fan and a radiator.

## KITCHEN 10'6 x 9'3 (3.20m x 2.82m)

Fitted with a range of wall & base units, one and a half bowl sink unit, built in electric oven, integral dishwasher, built in electric hob, part tiled walls, tiled floor and a double glazed window to rear.

## UTILITY 8'8 x 8'4 (2.64m x 2.54m)

Space for an automatic washing machine, combination boiler, double glazed window to rear, double glazed door to rear.

## BEDROOM ONE 11'6 x 12'3 (3.51m x 3.73m)

Double glazed window to front and a radiator.

## BEDROOM TWO 11'0 x 8'11 plus doorway (3.35m x 2.72m)

Double glazed window to rear, built in cupboard, access to roof space and a radiator.

## BEDROOM THREE 14'11 x 8'6 (4.55m x 2.59m)

Double glazed window to front, access to roof space via loft ladder and a radiator.

## BEDROOM FOUR 8'7 x 5'0 (2.62m x 1.52m)

A radiator.

## SHOWER ROOM

Pedestal wash hand basin, step in shower cubicle with electric shower over, low level w.c, radiator, double glazed frosted window to front.

## EXTERNALLY

The front garden is laid mainly to lawn with a block paved double width driveway. The rear garden is laid mainly to lawn with a patio, fenced boundaries.

## INTEGRAL GARAGE

With up & over door, light & power points.

R186 Ravensworth 01670 713330



Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
CURRENT	POTENTIAL	CURRENT	POTENTIAL
Very energy efficient - lower running costs		Very environmentally friendly - Lower CO <sub>2</sub>	
(92 - 100) <b>A</b>		(92 - 100) <b>A</b>	
(81 - 91) <b>B</b>		(81 - 91) <b>B</b>	
(69 - 80) <b>C</b>		(69 - 80) <b>C</b>	
(55 - 68) <b>D</b>	69	(55 - 68) <b>D</b>	65
(39 - 54) <b>E</b>		(39 - 54) <b>E</b>	
(21 - 38) <b>F</b>		(21 - 38) <b>F</b>	
(1 - 20) <b>G</b>		(1 - 20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - High CO <sub>2</sub>	
<b>74</b>	<b>69</b>	<b>65</b>	<b>69</b>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

**Important Note:** None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer 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 any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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