



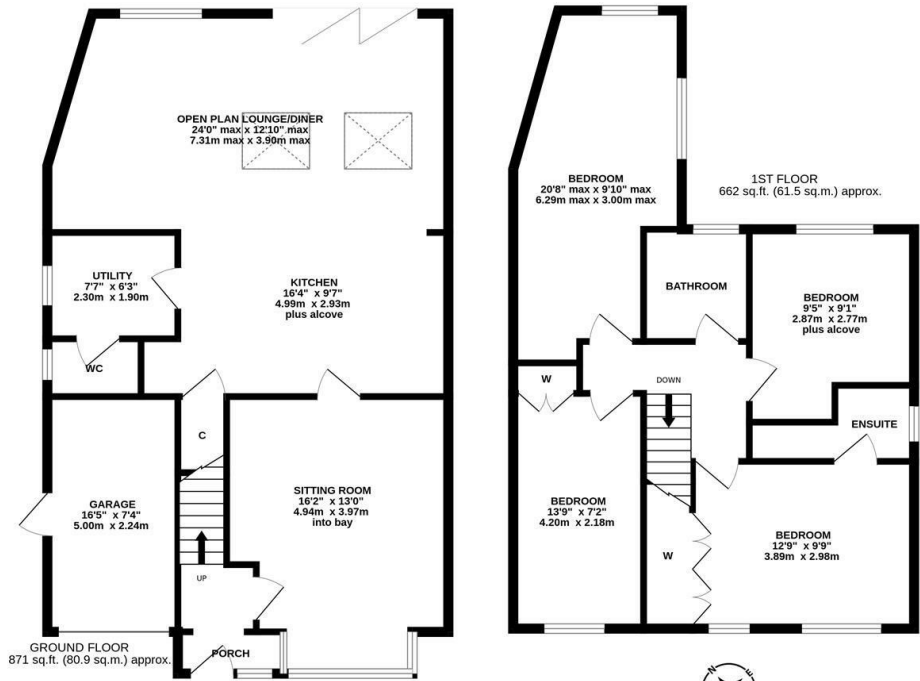


STYLISH DETACHED FAMILY HOME IN A CENTRAL GOSFORTH LOCATION WITH A 24FT OPEN PLAN LOUNGE DINER, DELIGHTFUL REAR GARDEN & OFF STREET PARKING! This detached family home is ideally located Birtley Close, within the popular Kingsmere Estate, Gosforth. Close to Gosforth High Street, Birtley Close is conveniently situated close to Regent Centre Metro Station and the nearby local shops on Ashburton Road.

Having been extended by the current owners, boasting over 1,500 Sq ft, the accommodation briefly comprises: entrance porch through to entrance hall with stairs to first floor; sitting room with walk in bay; an impressive, 24ft open plan kitchen diner with spot lighting, two sky lights and bi-fold doors leading out to the rear garden, kitchen area with a range of fitted units, work surfaces, integrated appliances, breakfasting bar and hanging lighting; utility room; downstairs WC. The first floor landing gives access to; four bedrooms, bedroom one with fitted wardrobe storage and access to an en-suite shower room; bedroom four, forming part of the extension, measuring 20ft with dual aspect windows and bedroom three with fitted wardrobe storage; family bathroom complete with three piece suite.

Externally, a front lawned garden and a driveway providing off-street parking, leading to a garage providing off-street parking/storage. To the rear, a generous enclosed garden laid mainly to lawn with a patio seating area and a mixture of mature planting. With under-floor heating throughout the extension, early viewings are deemed essential to appreciate this great family home!

Stylish & Extended Detached Family Home | 1,533 Sq ft (142.4m2) | Four Bedrooms | Sitting Room | Impressive Open Plan Lounge Diner to Kitchen | Utility Room | Downstairs WC | Family Bathroom & En-Suite Shower Room | Garage | Front Garden & Driveway | Generous Rear Garden | Great Location | Freehold | Council Tax Band E | EPC: Tbc



**Offers Over £550,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

