

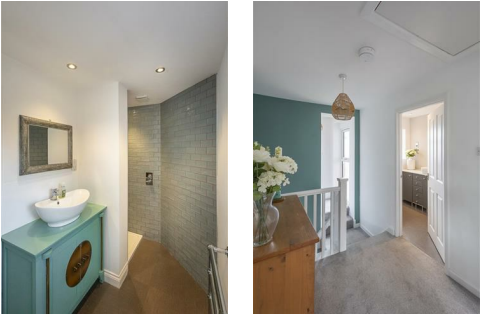
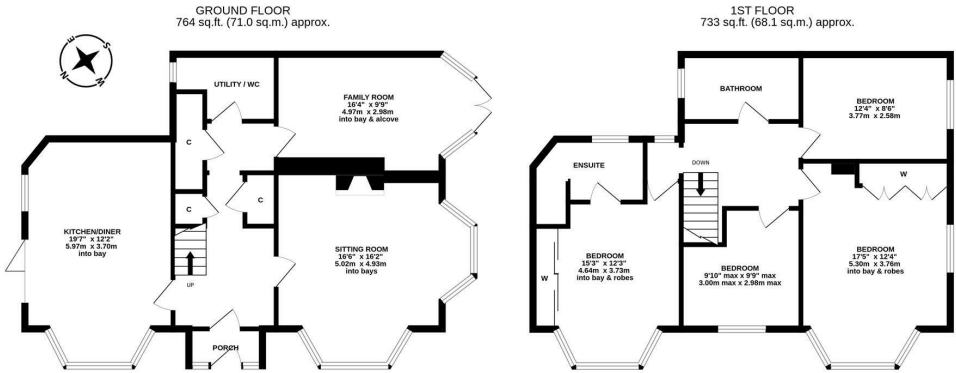


WELL PRESENTED, DOUBLE FRONTED FAMILY HOME with a 19FT KITCHEN DINER, WRAP AROUND GARDENS and OFF-STREET PARKING! Positioned on an enviable corner plot, this extended, four bedroom family home is ideally located on the corner of Brinkburn Avenue and Guyzance Avenue, Regent Farm. Brinkburn Avenue, provides access to excellent local schools, Regent Centre and Wansbeck Metro stations, the shops, cafes and restaurants on Gosforth High Street and further transport links to Newcastle City Centre and beyond.

The accommodation briefly comprises: entrance porch through to entrance hall with tiled flooring, stairs to first floor and three storage cupboards; sitting room with dual aspect walk in bay windows and feature fireplace; family room with walk in bay and French doors leading to the side garden; utility room/WC; 19ft kitchen diner with spot lighting, dual aspect windows including and bi-fold doors leading out to the second side garden, kitchen area with a range of fitted units, hardwood work surfaces, some integrated appliances and breakfasting bar. The first floor landing gives access to, four bedrooms, bedrooms one and two both with walk in bay windows and fitted wardrobe storage, bedroom one with an en-suite shower room and bedroom two with dual aspect window; family bathroom with three piece suite and spot lighting.

Externally, delightful wrap around gardens laid mainly to lawn; too the front a block paved multi-vehicle drive way; to the right right, feature shale and to the left, via gated access a decked patio seating area, all enclosed with hedge boundaries. Early viewings are essential to truly appreciate this great home. EPC: C

Extended Double Fronted Family Home | Well Presented Throughout | 1,498 Sq ft (139.1m2) | Four Bedrooms | Sitting Room | Family Room | 19ft Kitchen Diner | Utility/WC | Family Bathroom & En-Suite Shower Room | Delightful Wrap Around Gardens with Front Driveway | GCH & DG | Freehold | Council Tax Band C | EPC: C



Offers Over £400,000

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.

