





- **Detached Family Home**
- **Home Office**
- **Conservatory**
- **Utility Area**
- **Freehold**
- **Four Bedooms**
- **En Suite**
- **South facing Rear Garden**
- **Garage & Drive**
- **Council Tax Band E**





FOUR BEDROOMS | HOME OFFICE | DETACHED FAMILY HOME

Jan Forster Estates are delighted to welcome to the market this detached four bedroom family home on High Laws in South Gosforth with detached double garage, en suite and the benefit of being freehold.

High Laws, nestled just off Castle Farm Road, is perfectly situated close to both Jesmond Dene and the David Lloyd Leisure Club. The property also enjoys a central location convenient for access to all of the shops, cafes, bars and restaurants that Jesmond has to offer as well as the Freeman Hospital and Paddy Freeman's Park and further afield, Newcastle City Centre.

Briefly comprising; entrance hallway, lounge diner onto the conservatory, breakfasting kitchen with floor and wall units as well as utility area and ground floor WC and the home office. Off the landing to the first floor there are four generous bedrooms; bedroom one with an en suite shower room and there is also a modern family shower room.

Externally there is an immaculate garden to the front alongside a double width drive leading to the detached garage. To the rear there is a well stocked mature wrap around garden with patio area; ideal for alfresco entertaining.

For more information and to book a viewing please call our Gosforth branch on 0191 236 2070.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

Council Tax band *E*





- Lounge 14'11" x 11'8" (4.57 x 3.57)
- Dining Area 11'8" x 10'0" (3.57 x 3.07)
- Kitchen 9'10" x 14'10" (3.00 x 4.54)
- Home Office 7'6" x 11'5" (2.30 x 3.48)
- Bedroom One 13'1" x 9'11" (4.00 x 3.03)
- Bedroom Two 12'6" x 11'5" (3.83 x 3.50)
- Bedroom Three 13'3" x 8'7" (4.04 x 2.62)
- Bedroom Four 11'5" x 8'5" (3.48 x 2.59)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		<div style="text-align: center;"> 74 → 85 </div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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