





- Rarely Available
- Three Double Bedrooms
- Three Reception Rooms
- Utility Areas
- Freehold
- Detached Family Home
- Four Piece Bathroom
- Garage & Off Street Parking
- Sought After Location
- Council Tax band *E*





** Video Tours on our YouTube Channel | <https://youtu.be/P8wkDYfMFko> **

THREE DOUBLE BEDROOMS | DETACHED FAMILY HOME | NO ONWARD CHAIN

Jan Forster Estates are delighted to welcome to the market this fabulous, three bedroom detached house located in this much sought after cul de sac, The Gables in Kenton Bank Foot, with attractive gardens and a generous driveway with attached garage.

Close to major transport links with access to both North & South of the region, the City of Newcastle Upon Tyne, as well as being within a short distance to the International Airport, Metrocentre, Kingston Park Shopping Centre and the popular Gosforth High Street. The area is often sought after by families due to local amenities such as high-rated local schools, shops, local pubs, restaurants and Kenton Bank Foot Metro.

Internally the property briefly comprises to the ground floor:- spacious entrance hallway with ground floor WC, formal lounge, sitting room with floor to ceiling sliding doors onto the rear garden and access to a utility space, dining area, breakfasting kitchen with floor and wall units opening onto the second utility space with access to both the front and rear gardens.

Off the landing to the first floor there are three double bedrooms; all with fitted wardrobes and the primary bedroom has a dual aspect spanning the width of the property. There is also the four piece family bathroom WC with stand alone shower.

Externally there is a sweeping garden to the front with a drive offering off street parking for multiple vehicles leading to the garage. To the rear there is a mature enclosed garden with patio area; ideal for alfresco entertaining.

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

Tenure

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

Council Tax band *E*



Lounge 13'11" x 17'11" (4.26 x 5.48)
 Sitting Room 17'10" x 16'6" (5.44 x 5.03)
 Dining Room 8'8" x 12'2" (2.66 x 3.73)
 Kitchen 13'1" x 8'7" (4.00 x 2.64)
 Bedroom One 18'6" x 10'5" (5.66 x 3.19)
 Bedroom Two 7'7" x 13'11" (2.33 x 4.26)
 Bedroom Three 9'10" x 10'11" (3.02 x 3.33)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(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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