







- **Detached Family Home**
- **Extended To Rear**
- **Ground Floor WC**
- **Drive & Double Garage**
- **Freehold**
- **Four Bedrooms**
- **IMMACULATE Throughout**
- **Under Floor Heating**
- **Secluded Rear Garden**
- **Council Tax band \*D\***







\*\* Video Tour on Our YouTube Channel | [https://youtu.be/m\\_E7GtZQKIM](https://youtu.be/m_E7GtZQKIM) \*\*

FOUR BEDROOMS | DETACHED FAMILY HOME | EXTENDED TO REAR

Jan Forster Estates present to the market this STUNNING, extended four bedroom family home on Princes Road, Brunton Park, Gosforth with double width garage, underfloor heating and bi-folding doors.

The property benefits from a wealth of local amenities on its doorstep including well regarded schools, shops, post office, pharmacy, and leisure facilities with further amenities offered in Gosforth and Newcastle via regular public transport links and the A1 motorway.

Internally the property briefly comprises to the ground floor: entrance hallway with ground floor WC and under stair store, spacious lounge, extended open plan kitchen, dining and living area with island, underfloor heating, Franke instant boil water tap, lantern roof and bi-folding doors as well as access to the garage and bedroom four.

Off the landing to the first floor there are three double bedrooms, bedroom one spanning the depth of the property with built-in wardrobes and space for a wall mounted TV. There is also the four piece family bathroom with stand alone shower.

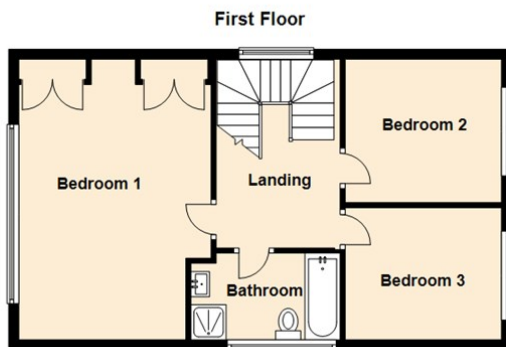
Externally there are two driveways to the front; one of which leading to the double garage with remote control roller shutter door. To the rear there is a secluded rear garden with decking area; an ideal space for alfresco entertaining.

Overall a beautiful home, 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 \*D\*



## The difference between house and home

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- Lounge 17'10" x 12'4" (5.45 x 3.77)
- Kitchen Dining Room 29'6" x 20'5" (9.00 x 6.24)
- Bedroom Four 12'2" x 6'6" (3.71 x 2.00)
- Bedroom One 17'3" x 12'6" (5.27 x 3.82)
- Bedroom Two 8'11" x 9'10" (2.72 x 3.01)
- Bedroom Three 8'9" x 12'10" (2.68 x 3.93)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

<b>Gosforth</b>	<b>0191 236 2070</b>
<b>Newcastle</b>	<b>0191 284 4050</b>
<b>High Heaton</b>	<b>0191 270 1122</b>
<b>Tynemouth</b>	<b>0191 257 2000</b>
<b>Low Fell</b>	<b>0191 487 0800</b>
<b>Property Management Centre</b>	<b>0191 236 2680</b>



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