





- Three Storey Townhouse
- Study with Juliet Balcony
- 19ft Lounge
- Detached Garage
- Freehold
- Four Bedrooms
- Ground Floor WC
- En Suite
- MUST BE VIEWED
- Council Tax Band *E*





** Video Tour on our YouTube Channel | <https://youtu.be/-vA-dFLKPOs> **

FOUR DOUBLE BEDROOMS | EN SUITE | DETACHED GARAGE

Jan Forster Estates are pleased to present to the market this exceptionally spacious town house located on the sought after Melbury in Gosforth's Great Park, with 19ft kitchen dining room, West-facing rear garden and the benefit of being freehold.

Offered for sale with the benefit of no onward chain. The property is an ideal family home, positioned in a great location, with ease of access to schools, local amenities and the A1 motorway. There is also a play park within a 5 minute walk.

The property is spread over three floors and briefly comprises to the ground floor; entrance hallway with bespoke under stair store and ground floor WC, sitting room, 19ft kitchen diner with a range of wall and floor units and complementing work surfaces, integrated hob and eye-level oven, along with French doors opening onto the stunning West-facing garden.

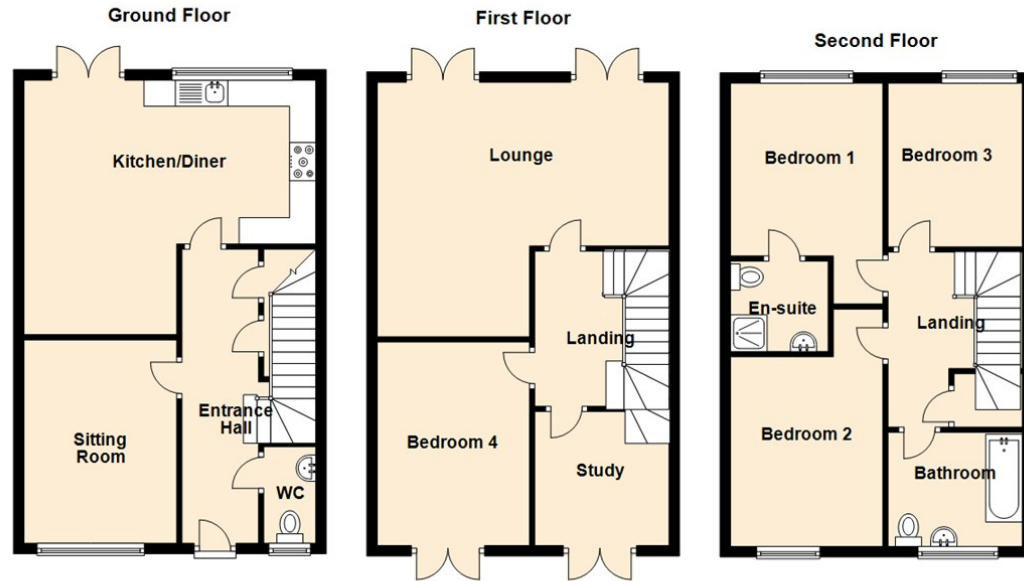
Off the landing to the first floor there is the home office with Juliet balcony (this room could be utilized as a fifth bedroom), bedroom four with Juliet balcony, and completing the first floor is the formal lounge area spanning the width of the property with a Westerly-facing aspect and two Juliet balconies, allowing plenty of natural light to flood in.

To the second floor, off the landing, there are a further three double bedrooms; the main with an en suite shower room. There is also a modern three piece family bathroom with shower over the bath.

Externally, there is a low maintenance garden to the front overlooking the town green and to the rear there is a split level West-facing garden with composite decking and lawed areas; ideal for entertaining during those warm summer nights. There is also a detached garage that can be accessed from the garden.

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





- Sitting Room 13'1" x 9'1" (4.00 x 2.77)
- Kitchen 14'9" x 19'6" (4.51 x 5.96)
- Lounge 14'2" x 19'6" (4.34 x 5.95)
- Bedroom Four 8'10" x 9'10" (2.71 x 3.01)
- Study 7'4" x 6'8" (2.24 x 2.05)
- Bedroom One 11'9" x 9'8" (3.60 x 2.96)
- Bedroom Two 11'10" x 9'11" (3.63 x 3.04)
- Bedroom Three 12'10" x 9'1" (3.92 x 2.78)
- Tenure

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	81	
(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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