







- Popular Location
- Extended To Rear
- No Onward Chain
- Three Bathrooms
- Council Tax Band \*F\*
- Substantial Detached Property
- Multi Vehicle Drive
- Five Bedrooms
- Freehold
- Call For More Information







\*\* Video Tour on our YouTube Channel | <https://youtu.be/kV7pGiS234Y> \*\*

FIVE BEDROOMS | DETACHED FAMILY HOME | TWO EN SUITES | FREEHOLD | NO FORWARD CHAIN

Jan Forster Estates are delighted to welcome to the market this five bedroom detached family home on Brackenpeth Mews, Great Park. Positioned in a cul-de-sac location and offered for sale with the benefit of with no onward chain.

The family home is positioned in a great location, within easy reach of local schools and parks along with access to the A1 motorway, with regular public transport links to Gosforth and Newcastle city centre.

Internally the property briefly comprises to the ground floor:- entrance hallway with store and ground floor WC, lounge spanning the depth of the property with French doors onto the rear garden, fantastic breakfasting kitchen with floor and wall units, integrated oven and hob, breakfast bar and ample work surface space, leading through to the stunning sun room which offers garden access as well as internal access to the double garage.

Off the first floor landing there are three bedrooms; two of which are doubles and boast built-in wardrobes and en suite facilities. To the second floor there are a further two double bedrooms, again with built-in wardrobes, and there is a three piece family bathroom with shower over the bath. The property further benefits from gas central heating and double glazing.

Externally there is a small, easy to maintain town garden to the front, multi vehicle to the side leading to the double garage and a substantial enclosed South facing rear garden.

The property has previously been tenanted and is in need of some upkeep, 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 licenced legal representative.

Council Tax band \*F\*







- Lounge 19'2" x 11'3" (5.86 x 3.45)
- Sun Room 18'0" x 14'8" (5.50 x 4.48)
- Double Garage 16'0" x 17'7" (4.88 x 5.38)
- Kitchen 17'0" x 16'1" (5.20 x 4.92)
- Utility Room 7'1" x 5'4" (2.16 x 1.63)
- Bedroom One 11'5" x 11'3" (3.50 x 3.44)
- Bedroom Two 12'1" x 10'5" (3.69 x 3.19)
- Bedroom Three 11'4" x 11'3" (3.47 x 3.43)
- Bedroom Four 12'0" x 10'6" (3.66 x 3.21)
- Bedroom Five 7'6" x 6'11" (2.30 x 2.12)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	77	82
(69-80) <b>C</b>		
(55-68) <b>D</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	

## The difference between house and home

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