





- **Stunning Kitchen Diner**
- **Downstairs Study/Play Room**
- **Immaculately Presented**
- **Downstairs WC**
- **Freehold**
- **Four Bedrooms**
- **Detached Office/ Storage**
- **Separate Utility Room**
- **Large Block Paved Drive**
- **Desirable Cul-de-sac**





LUXURY CONDITION | FOUR BEDROOMS | STUNNING KITCHEN DINER

Jan Forster Estates are delighted to welcome to the market this immaculate extended four bedroom semi detached home with multi-car drive, detached office/storage and 20ft kitchen diner with bi-folding doors.

Located on a quiet cul-de-sac within Grange Park, the property has easy access to a wealth of local amenities including well regarded schools, shops, supermarkets and Metro station with further amenities being offered a short distance away on Gosforth High Street.

Internally the property briefly comprises:- porch, entrance hall with storage, lounge with feature bay window, stunning open plan kitchen diner with bi-folding doors leading to the rear garden, central island and Velux windows allowing light to pour in, separate utility room with further access to the garden, downstairs WC and a study/play room. To the first floor there are four bedrooms and a beautiful four piece family bathroom with walk in shower and underfloor heating.

Externally there is a substantial block paved driveway to the front providing ample off street parking and a stunning private rear garden that has recently been landscaped with detached renovated outbuilding which is currently being used as a gym and office.

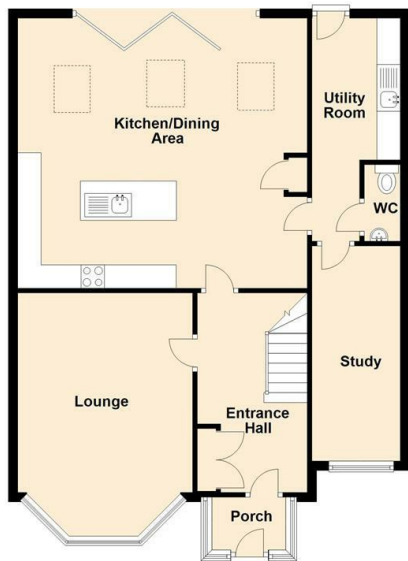
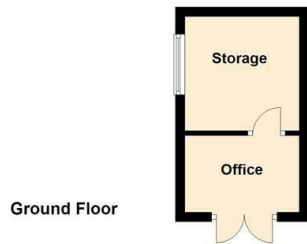
This property must be viewed to appreciate the standard of accommodation on offer. For more information and to book your viewing please call our sales team on 0191 236 2070.

Tenure

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

Council Tax band *C*.





Lounge 14'0" x 12'3" (4.27 x 3.74)

Kitchen/Dining Area 18'11" x 20'3" (5.78 x 6.19)

Utility Room 15'7" x 6'2" (4.77 x 1.89)

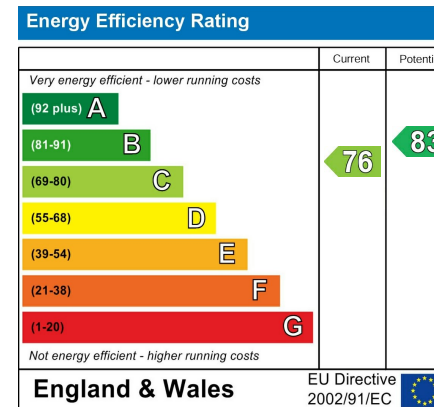
Study/Playroom 15'1" x 6'2" (4.61 x 1.89)

Bedroom One 13'7" x 11'5" (4.16 x 3.48)

Bedroom Two 9'4" x 11'5" (2.86 x 3.48)

Bedroom Three 15'7" x 7'0" (4.75 x 2.14)

Bedroom Four 9'1" x 8'4" (2.77 x 2.55)



The difference between house and home

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