





- **LUXURY CONDITION**
- **Three Bedrooms**
- **Stunning Golf Course Views**
- **Substantially Extended**
- **Freehold**
- **Detached Bungalow**
- **En Suite Facility**
- **Garage & Off Street Parking**
- **Detached Home Office**
- **Video Tour Available**





STUNNING GOLF COURSE VIEWS | EXTENDED DETACHED BUNGALOW | THREE DOUBLE BEDROOMS

Situated on Glamis Avenue within the highly sought after Melton Park in Gosforth, Jan Forster Estates have the pleasure of welcoming to the market this significantly extended detached bungalow with 22ft sun room overlooking the golf course. The property has been sympathetically extended, much improved and is immaculately presented throughout.

Close to a wealth of local amenities 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 vast accommodation briefly comprises:- entrance vestibule leading to the entrance hallway with storage, access to three double bedrooms; all with bespoke fitted wardrobes, and the primary bedroom with en suite shower room, four piece family bathroom with stand alone shower, immaculate kitchen with floor and wall units with Quooker instant boil tap, opening onto the beautiful sun room with breath-taking garden and golf course views with remote control Velux windows and AGA log burner. The original lounge and dining room have been converted into one spacious reception room with fully opening French doors into the sun room and a utility area with access to the rear garden, separate WC and the wider than normal garage with electric roller shutter doors.

Externally there is a large drive to the front leading to the garage and a side lawned area. To the rear there is the STUNNING, well stocked garden with multiple paved areas, ideal for entertaining or simply watching the day float by. There is also a detached work studio that is alarmed with the rest of the bungalow and has power and plumbing; an ideal home office space. The current owners have recently replaced all windows and doors as well as having single ply membrane insulation on all of the flat roof walk-in bays.

Council Tax band *E*



Ground Floor



Lounge Diner 26'2" x 13'11" (7.98 x 4.25)

Sun Room 22'8" x 11'0" (6.92 x 3.37)

Kitchen 9'4" x 10'7" (2.85 x 3.23)

Bedroom One 11'6" x 21'2" (3.52 x 6.47)


Bedroom Two 14'9" x 11'5" (4.50 x 3.50)

Bedroom Three 13'3" x 10'6" (4.06 x 3.22)

Utility Room 5'1" x 11'10" (1.56 x 3.63)

Garage 17'4" x 12'11" (5.30 x 3.94)

Tenure

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(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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