





- Link Detached
- Substantially Extended
- Five Bedrooms
- Three Reception Rooms
- Ground Floor Shower Room
- Corner Plot
- Garage & Driveway
- No Upper Chain
- Freehold
- Council Tax band *E*





**** Video Tour on our YouTube Channel | <https://youtu.be/iqvclmihq3E> ****

FIVE BEDROOMS | LINK DETACHED FAMILY HOME | CORNER PLOT

Jan Forster Estates are delighted to welcome to the market this significantly extended five bedroom family home on Queensway in the sought after Brunton Park, Gosforth. Boasting three reception rooms, a ground floor shower room and the benefit of no onward chain.

The property is within close proximity 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.

Set on a corner plot, the property briefly comprises to the ground floor; entrance vestibule into the spacious hallway with ground floor WC, dining room with bow window and stunning marble fireplace, bright and airy sitting room with lantern roof, and a fabulous 'L' shaped lounge also featuring a lantern roof and French doors onto the garden. The recently installed breakfasting kitchen has fitted units, integrated hob, eye level oven, island and sliding doors giving further garden access. There is also a handy utility room with floor and wall units, a ground floor shower room and internal access to the full length garage.

Off the split level landing to the first floor there are five generous bedrooms; the main with a bow window and four with built-in wardrobes, and there is the family four piece bathroom WC with stand alone shower and under sink storage.

Externally there are mature gardens to three sides, featuring patio area, lawn and raised planters along with a driveway offering off street parking for multiple vehicles leading to the garage.

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 *E*.





Lounge 23'9" x 23'4" (7.26 x 7.12)

Dining Room 14'3" x 13'9" (4.36 x 4.21)

Sitting Room 12'11" x 9'8" (3.95 x 2.97)

Kitchen 21'3" x 20'11" (6.50 x 6.39)

Utility 15'5" x 8'2" (4.710 x 2.49)

Bedroom One 15'3" x 12'2" (4.67 x 3.73)

Bedroom Two 11'9" x 12'3" (3.59 x 3.74)

Bedroom Three 8'0" x 13'3" (2.45 x 4.06)

Bedroom Four 7'11" x 9'5" (2.43 x 2.89)

Bedroom Five 8'7" x 8'6" (2.63 x 2.60)

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 61 | 70 |
| (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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