





- Semi Detached Home
- Three/Four Bedrooms
- En Suite Facility
- Detached Garage
- Freehold
- Over Three Floors
- Ground Floor WC
- Double Length Drive
- South Facing Rear Garden
- Council Tax Band *C*





** Video Tour on our YouTube Channel | <https://youtu.be/yL3cV5EzT50> **

THREE/FOUR BEDROOMS | IMMACULATE THROUGHOUT | DETACHED GARAGE

Welcome to this charming semi-detached house located on Ascot Drive in the sought-after area of North Gosforth Park, Newcastle Upon Tyne. This Kingsville style property by Barratt Homes offers a perfect blend of comfort and style.

A modern 3 storey home, the Kingsville offers 3-4 bedrooms, with the 4th being able to be utilised as a study or bedroom depending on your lifestyle and family needs.

The free-flowing kitchen with family & dining area is a great space for entertaining and the French doors leading from the family area into the rear garden allows the inside and out to flow.

The first floor features the main bedroom with en-suite and the family lounge which features a large window allowing natural light to flood in. The second floor features two further double bedrooms and the main bathroom.

Parking will never be an issue with space for two vehicles, making coming home after a long day convenient and stress-free. Whether you enjoy hosting barbecues in the garden or simply unwinding in a tranquil setting, this property offers the perfect backdrop for creating lasting memories with decking area and South-facing aspect.

Don't miss the opportunity to make this house your home and enjoy all that this wonderful property has to offer in this desirable location.

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 *C*



Family/Dining Area 12'10" x 15'9" (3.93 x 4.82)

Kitchen 6'1" x 10'0" (1.86 x 3.06)

Study/Bedroom Four 6'1" x 8'11" (1.86 x 2.74)

Lounge 12'10" x 11'10" (3.93 x 3.63)

Bedroom One 12'10" x 9'11" (3.93 x 3.04)

Bedroom Two 12'10" x 11'5" (3.93 x 3.50)

Bedroom Three 12'10" x 10'10" (3.93 x 3.32)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		95
(92 plus) A		
(81-91) B	85	
(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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