





- **Detached Family Home**
- **Substantial Plot**
- **Home Office**
- **En Suite**
- **Council Tax Band \*E\***
- **Executive Development**
- **Gated Driveway**
- **Ground Floor WC**
- **Freehold**
- **Call For More Information**





\*\* Video Tour on our YouTube Channel | [https://youtu.be/NONPSmgkf\\_I](https://youtu.be/NONPSmgkf_I) \*\*

Nestled in the sought-after Saltwick Avenue, Greenside, this stunning detached family home is positioned on a substantial plot and offers a blend of space, style, and convenience.

Boasting two reception rooms, four bedrooms, and two bathrooms, this property is perfect for those seeking a comfortable and spacious living environment.

The exclusive Greenside development is made up entirely of detached executive properties with generous plots and is located within easy access to a wealth of local amenities including schools, shops, local superstore and Kingston Park retail park with further amenities easily accessed in Newcastle and Gosforth via the A1 motorway and nearby Metro station.

Briefly comprising to the ground floor: - entrance hallway, lounge with box bay window, stunning sitting room with media wall and feature fire, study room with French doors leading to the front garden, fantastic dining kitchen with two sets of French doors opening to the rear along with a range of fitted units and centre island. There is also a ground floor WC. To the first floor there are four double bedrooms; the main with an en suite and there is also the family bathroom WC with P-shaped bath and shower over.

Externally there is a garden to the front and to the rear there is a generous garden with a double gated driveway providing space for two vehicles along with a generous patio area and lawn.

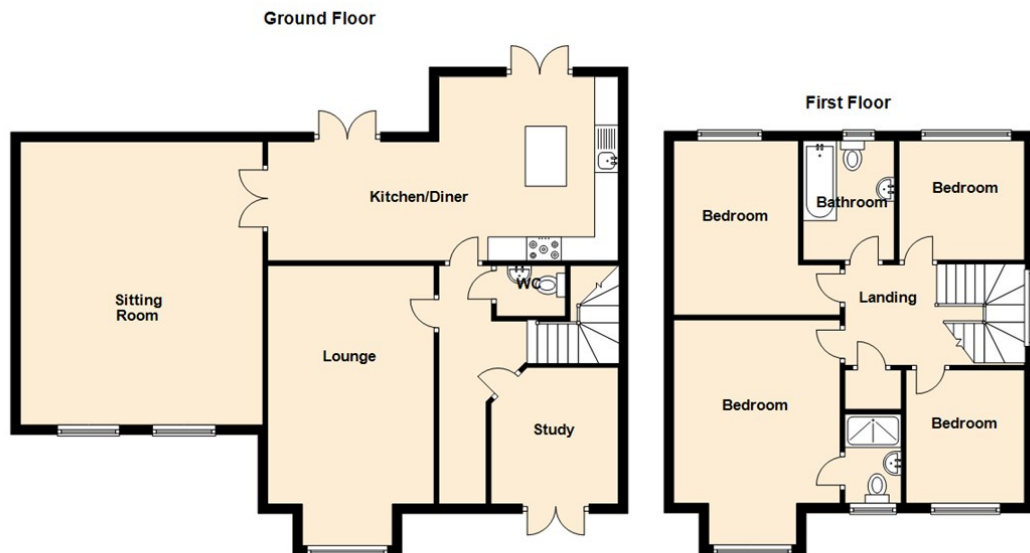
For more information and to book a viewing, please call our Gosforth branch on 0191 236 2070.

#### Tenure

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

Council Tax band \*E\*





- Lounge 19'2" x 16'11" (5.85 x 5.17)
- Sitting Room 18'9" x 11'1" (5.72 x 3.39)
- Study 8'9" x 8'6" (2.68 x 2.60)
- Dining Kitchen 13'1" x 23'7" (4.00 x 7.20)
- Bedroom One 15'6" x 10'10" (4.74 x 3.32)
- Bedroom Two 11'2" x 10'11" (3.41 x 3.34)
- Bedroom Three 8'4" x 9'1" (2.56 x 2.79)
- Bedroom Four 8'3" x 8'2" (2.54 x 2.50)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	85
(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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