





- Sought After Location
- Four Bedrooms
- Close to Amenities
- Freehold
- Viewing Recommended
- Detached Family Home
- Two Bathrooms
- Garage and Driveway
- Council Tax Band *D*
- Call for More Information





** Video Tour on our YouTube Channel |
<https://youtu.be/RwIIWDEs8zg> **

DETACHED FAMILY HOME | FOUR BEDROOMS | EN SUITE

Jan Forster Estates are delighted to offer this very well-presented detached home on Ascot Drive in North Gosforth. The property is positioned in an excellent location, close to local amenities and good transport links.

Briefly comprising to the ground floor: - entrance hallway with under stair store and ground floor WC, bright and airy lounge, and kitchen dining room with fitted floor and wall units providing ample storage, integrated oven and hob, breakfast bar and French doors onto the rear garden.

Off the first-floor landing, with storage there are four good sized bedrooms; the main with an en suite and there is a modern three-piece family bathroom WC.

Externally to the front, there is a detached garage along with a driveway offering off street parking for multiple vehicles. There is also a charming rear garden with a generous patio area and lawn.

For more information and to book a viewing please call our Gosforth 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 *D*.





- Living Room 16'6" x 10'9" (5.03 x 3.28)
- Kitchen/Dining Room 11'1" x 18'1" (3.39 x 5.53)
- Main Bedroom 11'10" x 8'11" (3.62 x 2.74)
- Bedroom Two 9'2" x 8'11" (2.80 x 2.74)
- Bedroom Three 7'2" x 8'9" (2.20 x 2.69)
- Bedroom Four 6'3" x 8'9" (1.91 x 2.69)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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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