





- Sought After Location
- Detached Bungalow
- Off Street Parking
- Council Tax Band *E*
- Call For More Information
- Immaculately Presented
- Three Bedrooms
- Stunning Gardens
- Viewing Recommended





** Video Tour on our YouTube Channel | <https://youtu.be/y65j586v3ww> **

STUNNING DETACHED BUNGALOW | THREE BEDROOMS | EN SUITE FACILITY

Jan Forster Estates are delighted to welcome to the market this stunning, rarely available, three-bedroom detached bungalow. Positioned on a superb plot on the ever-desirable Sherwood Place in Melton Park, Gosforth.

Located close to a wide variety of amenities, well regarded schools and the A1 motorway with further amenities being offered in Gosforth and Newcastle city centre.

Internally the property briefly comprises: - entrance hallway, bright and airy open plan lounge dining room with bay window, feature electric fire, and spotlight ceiling, stunning kitchen diner featuring fitted units, integrated appliances, breakfast bar, bay window with a 'bumped-out' seat and a handy utility area with WC and storage. There are three good sized bedrooms, all with fitted wardrobes and the main with a beautiful en suite bathroom, and there is a modern shower room WC and a handy office. The property further benefits from gas central heating and double glazing.

Externally there is a driveway to the front with space for multi car parking, leading to an attached garage and there are substantial, well stocked gardens to two sides, the rear also featuring a summer house: an ideal space for relaxing or entertaining during those warm summer nights.

For more information and to book you viewing please call our Gosforth sales 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 *E*.



Ground Floor



Lounge 20'5" x 13'9" (6.23 x 4.20)

Kitchen 18'4" x 13'8" (5.59 x 4.17)

Bedroom One 9'4" x 19'11" (2.86 x 6.08)

Bedroom Two 12'9" x 11'10" (3.90 x 3.63)

Bedroom Three 8'5" x 7'4" (2.59 x 2.25)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(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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