





- Cul-De-Sac Location
- Four Bedrooms
- Extended Family Room
- Driveway and Garage
- Council Tax Band *C*
- Detached Family Home
- Two Bathrooms
- Ground Floor WC
- Excellent Amenities Nearby
- Call For More Information





Jan Forster Estates welcome to the market this impressive, extended, four-bedroom detached family home.

The property is positioned in a cul-de-sac within a popular residential area in Kingston Park and is close to a wealth of local amenities and excellent transport links.

Internally the property briefly comprises to the ground floor: - entrance porch, hallway, lounge, and a fantastic kitchen/family room featuring modern fitted high-gloss units and complementing work surfaces, integrated appliances, a breakfast bar, French doors leading out to the rear and Velux windows. There is also a handy utility room and a ground floor w.c. To the first floor there are four generous bedrooms, the main with an en suite and there is a modern family bathroom/w.c. with shower over the L-shaped bath. The property also benefits from gas central heating and double glazing.

Externally there is an easy to maintain garden to the front along with a driveway leading to the integral garage. There is a garden to the rear with a patio area and lawn.



Early viewings come highly recommended in order to appreciate the accommodation on offer. To book a viewing or for more information, please call our Gosforth sales team on 0191 236 1070.

Tenure

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

Council Tax Band *C*.

The difference between house and home

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www.janforsterestates.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Gosforth	0191 236 2070
Newcastle	0191 284 4050
High Heaton	0191 270 1122
Tynemouth	0191 257 2000
Low Fell	0191 487 0800
Property Management Centre	0191 236 2680

