







- 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







\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/rgjVGE7RWI> \*\*

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 licensed legal representative.

Council Tax Band \*C\*



- Lounge 12'5" x 10'11" (3.79 x 3.33)
- Kitchen/Family Room 25'10" x 19'11" (7.88 x 6.09)
- Bedroom One 10'6" x 9'1" (3.21 x 2.79)
- Bedroom Two 12'8" x 9'1" (3.88 x 2.79)
- Bedroom Three 14'0" x 9'2" (4.28 x 2.81)
- Bedroom Four 8'8" x 9'2" (2.66 x 2.81)

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