





- Detached Home
- Beautifully Presented
- Desirable Area
- Four Bedrooms
- Three Bathrooms
- Two Reception Rooms
- Garage + Driveway
- Local Facilities
- Transport Links
- Council Tax Band *F*





Jan Forster Estates are delighted to welcome to the sale market this stunning detached family home, positioned in the desirable Great Park area. The property benefits from handy local facilities, with more available via regular transport links to Gosforth High Street and Newcastle city centre.

The accommodation briefly comprises;- spacious lounge with feature fireplace, stunning kitchen-diner with top and floor units, integrated appliances, bar area and a generous family space with French doors opening onto the charming rear garden, dining room, handy utility area and a ground floor WC. Off the landing to the first floor, you are presented with four good-sized bedrooms- two of them boasting en-suite facilities, as well as a modern four-piece family bathroom. The property further benefits from double glazing and gas central heating.

Externally, there is a beautiful rear garden with patio and lawn areas- ideal for alfresco dining and entertainment during the long summer days. There is also a garage and a driveway offering off-street parking.

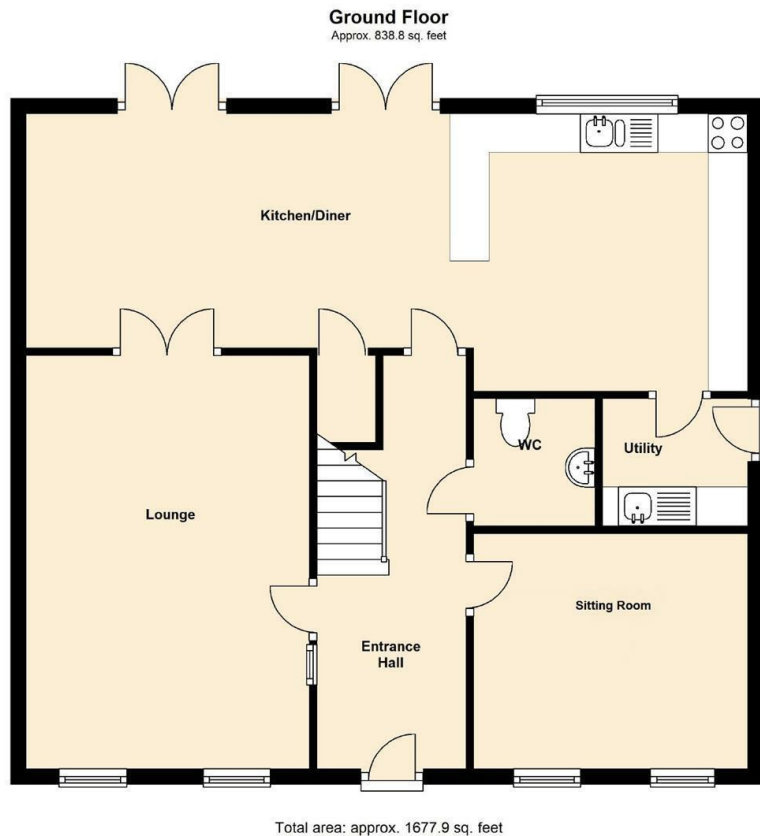
This beautiful home must be viewed to appreciate the accommodation on offer. To book yours or for more information, please, call our Gosforth branch on 0191 236 2070.

Tenure

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

Council Tax band *F*





- Lounge 17'9" x 11'11" (5.42 x 3.65)
- Sitting Room 11'5" x 9'10" (3.48 x 3.02)
- Dining Kitchen 30'8" x 11'10" (9.37 x 3.61)
- Utility Room 6'1" x 24'10" (1.87 x 7.58)
- Bedroom One 11'7" x 11'5" (3.54 x 3.48)
- Bedroom Two 12'0" x 9'9" (3.68 x 2.98)
- Bedroom Three 10'11" x 10'4" (3.34 x 3.17)
- Bedroom Four 11'5" x 10'1" (3.49 x 3.08)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	86
England & Wales		
<small>EU Directive 2002/91/EC</small>		

The difference between house and home

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