





- Executive Estate
- Three Bedrooms (Originally 4)
- Ground Floor WC
- Council Tax Band *E*
- Dressing Room (Original 4th Bedroom)
- Detached Family Home
- Two Bathrooms
- Driveway and Garage
- Leasehold
- Call For More Information





** Video Tour on our YouTube Channel | <https://youtu.be/61Y77EnwKQk>
**

Nestled within an exclusive and sought-after executive estate, this impressive detached family home offers an exceptional standard of modern living. Originally designed with four bedrooms, the fourth bedroom is currently utilised as a dressing room but can be easily reinstated if desired for growing families.

Internally the property is made up of a welcoming entrance hallway with WC, spacious lounge and a fantastic kitchen dining room with contemporary units, centre island, integrated appliances and bi-folding doors that seamlessly connect the indoor space to the beautifully landscaped, mature rear garden - perfect for entertaining or relaxing. There is also a handy utility room. To the first floor there are three double bedrooms, the main with an en suite and access to the dressing room (originally bedroom four) and there is also a modern family bathroom WC. Further benefits include gas central heating and double glazing.

Externally, the property boasts a driveway with parking for several vehicles and an integral garage, offering both convenience and storage.

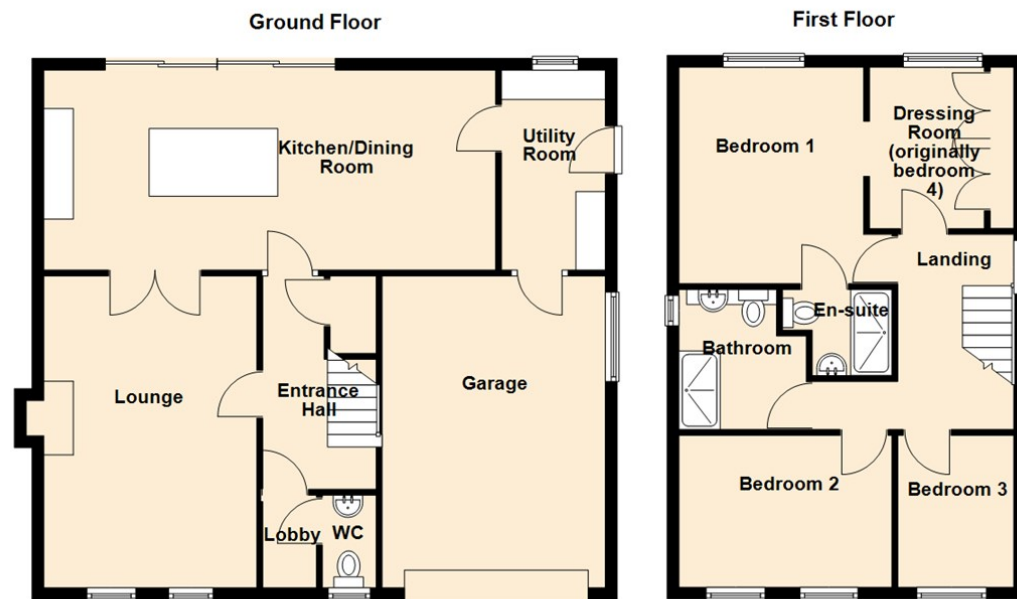
North Walbottle is a peaceful, family-friendly suburb on the edge of Newcastle upon Tyne. The area is well-connected via the A1 and A69, with easy access to the city. Local schools are within easy reach and the surrounding countryside offers plenty of outdoor space for walking and cycling. Essential amenities are close by, with the Metrocentre just a short drive away.

Tenure

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

Council Tax band *E*.





Lounge 11'9" x 18'3" (3.60 x 5.58)

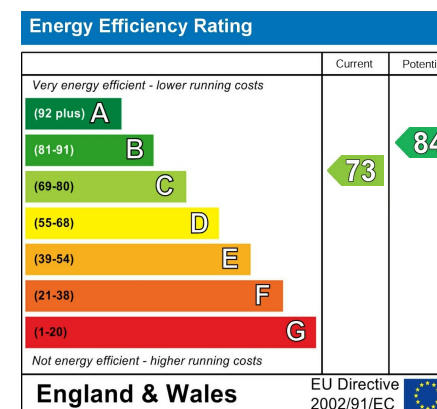
Kitchen Dining Room 24'11" x 8'9" (7.62 x 2.67)

Bedroom One 10'8" x 11'10" (3.26 x 3.62)

Dressing Room (Original 4th Bedroom) 6'11" x 8'9" (2.12 x 2.68)

Bedroom Two 8'10" x 10'9" (2.70 x 3.29)

Bedroom Three 8'11" x 8'9" (2.72 x 2.67)



The difference between house and home

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www.janforsterestates.com

Gosforth
High Heaton
Tynemouth

Property Management Centre

0191 236 2070
0191 270 1122
0191 257 2000
0191 236 2680

