



Jan Forster  
estates  
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0191 236 2070  
**TO LET**





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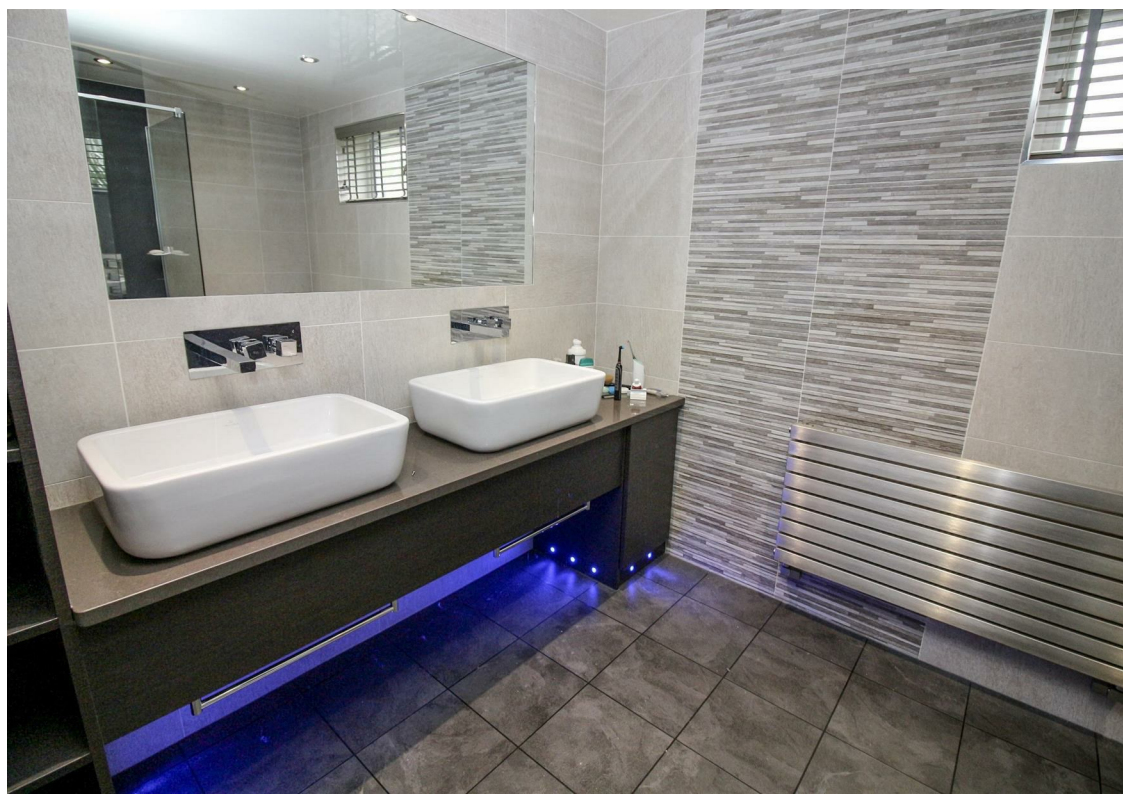


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- Five Double Bedrooms
- En-Suite Bathroom
- Separate Utility Room
- South Facing Rear Garden
- Many Local Amenities
- Detached Property
- Downstairs Wet Room
- Large Drive & Garage
- Desirable Street
- Viewing Recommended







**\*STUNNING FIVE BEDROOM TWO BATHROOM HOME \*** Available NOW and offered unfurnished, in Kingston Park. Council tax band D. Please call 0191 236 2070 for more information.

This significantly extended five bedroom detached family home, located on the desirable Wilmington Close on the ever popular Tudor Grange area of Kingston Park, is now available. Located close to a wealth of amenities including schools, supermarkets, retail park, Metro station and the A1 Motorway.

Internally the accommodation briefly comprises to the ground floor:- porch, entrance hall with storage, lounge with through dining room with patio door onto the garden, kitchen, downstairs WC, utility room and separate store room. To the first floor there are five double bedrooms, two of which have in-built storage; the main bedroom benefiting from a stunning en-suite featuring double sinks, and there is also a family spa bathroom WC. Externally there are gardens to the front and rear, with the rear benefiting from a southerly aspect. There is a substantial multiple car driveway leading to an integral well proportioned double garage.

#### Covid 19 Viewing Guidelines

For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time.





## The difference between house and home

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Lounge 18'6" x 12'11" (5.64 x 3.96 )

Dining Room 9'8" x 11'1" (2.95 x 3.38)

Kitchen 9'6" x 11'5" (2.92 x 3.48)

Utility Room 8'0" x 8'9" (2.46 x 2.67)


Master Bedroom 13'5" x 15'3" (4.09 x 4.66)

Bedroom Two 14'9" x 9'10" (4.50 x 3.00)

Bedroom Three 11'5" x 9'9" (3.49 x 2.99)

Bedroom Four 9'10" x 9'9" (3.00 x 2.98)

Bedroom Five 7'9" x 11'5" (2.38 x 3.49)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>92</b>	<b>93</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 	

Gosforth 0191 236 2070  
 Newcastle 0191 284 4050  
 Forest Hall 0191 605 3134  
 High Heaton 0191 270 1122  
 Low Fell 0191 487 0800  
 Tynemouth 0191 257 2000  
 Whitley Bay 0191 251 3000  
 Property Management Centre 0191 236 2680