

BRUNTON

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ASCOT DRIVE, NORTH GOSFORTH, NE13

£318,500

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DETACHED - FOUR BEDROOMS - SOUGHT AFTER LOCATION

Brunton Residential are delighted to offer this superb four bedroom, detached home located on Ascot Drive in North Gosforth. This fantastic home offers great space for a family and is situated close to local amenities and schools.

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Accommodation briefly comprises of; Entrance hallway which offers access to a second reception room/office space which is a practical area and can be utilised for many things, opposite this you will find a great spacious lounge providing fantastic natural light from the front windows and the rear French doors. At the rear of the property is the large kitchen/diner with ample space for entertaining and preparing meals. This kitchen features wall and floor units and an island all with coordinated work surfaces. To the side of the kitchen you will see a great view of a private garden which you can gain access to through French doors. This floor is also fitted conveniently with a WC.

The first floor offers a practical landing space which leads to the master bedroom fitted with a fantastic equipped en-suite shower room, three further good size bedrooms and a great size family bathroom.

Externally, there is a low maintenance town garden to the front & pathway access to the property, to the rear there is a garden with a combination of artificial lawn, paved areas and decking with fenced boundaries and access to a detached garage with a double driveway and visitor parking space to the side of the property.



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TENURE : Freehold

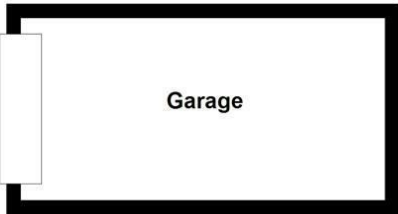
LOCAL AUTHORITY :

COUNCIL TAX BAND : D

EPC RATING : B

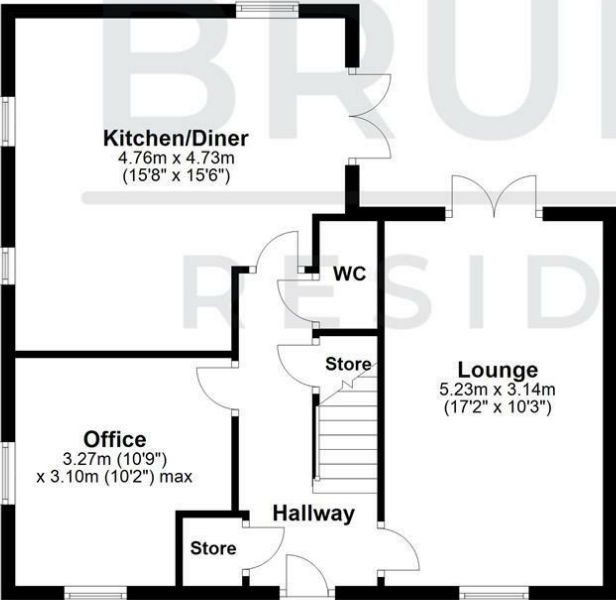
Ground Floor

Approx. 71.5 sq. metres (769.3 sq. feet)



First Floor

Approx. 57.8 sq. metres (622.4 sq. feet)



Total area: approx. 129.3 sq. metres (1391.7 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	