

# BRUNTON

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RESIDENTIAL



**ASCOT DRIVE, NORTH GOSFORTH, NE13**

**Offers Over £318,500**



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### **NORTH GOSFORTH - DETACHED - SOUGHT AFTER LOCATION**

Brunton Residential are delighted to offer this superb four bedroom, detached home located on Ascot Drive in North Gosforth. This well-presented home is in great condition throughout, offers ample living accommodation, four well-sized bedrooms is in the Havannah School Academy catchment and would make an excellent family home.



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Accommodation briefly comprises; entrance hallway with access to store cupboard leading to a spacious lounge to the front with large window allowing natural light to fill the space. To the rear is a modern kitchen/diner with French doors leading to the garden with access to a utility room and downstairs WC. The kitchen itself has a range of wall and floor units, coordinated work surfaces and fitted appliances with ample space for formal dining. To the first floor is a large landing with store cupboard and a master bedroom with en-suite shower room. There are three further double bedrooms and a stylish family bathroom. Externally, there is a garden to the front with mature plants, pathway access to the property and integral garage and off-street parking. The garage has already had flooring laid giving the option to convert. To the rear, is a low maintenance garden with a range of paved, barked and decked areas.





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TENURE : Freehold

LOCAL AUTHORITY :

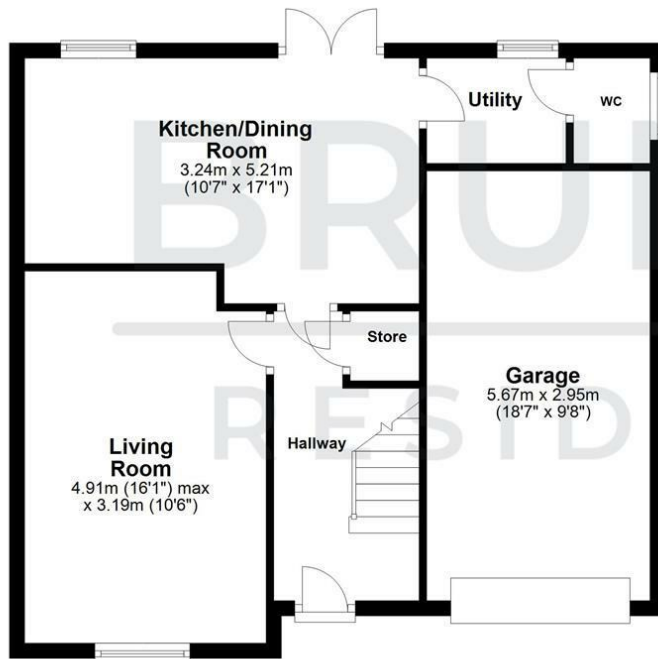
COUNCIL TAX BAND : D

EPC RATING : B

SERVICES :

### Ground Floor

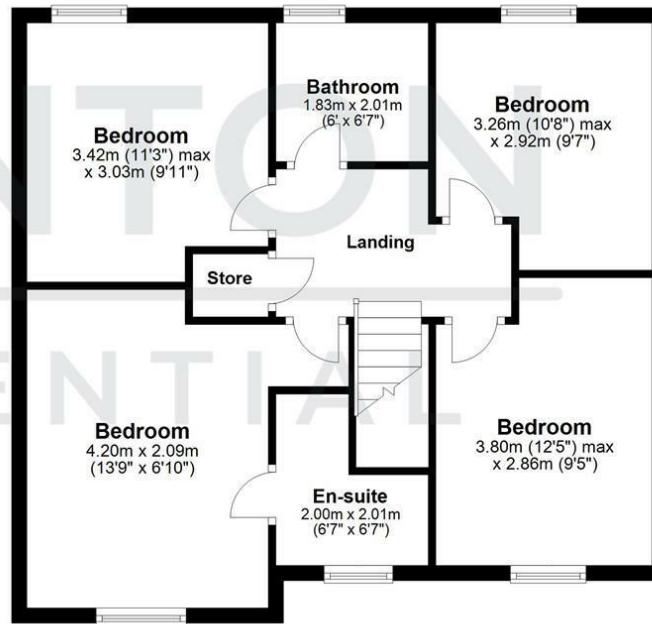
Approx. 60.9 sq. metres (655.6 sq. feet)



D

### First Floor

Approx. 60.6 sq. metres (652.1 sq. feet)



Total area: approx. 121.5 sq. metres (1307.7 sq. feet)

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



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>94</b>
(81-91) <b>B</b>	<b>84</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	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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 environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	