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NAVENBY CLOSE, GOSFORTH NE3

Offers Over £575,000

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DELIGHTFUL MODERN DETACHED FAMILY HOME | EXCELLENT RESIDENTIAL LOCATION | MATURE SOUTH WEST FACING LAWNED REAR GARDENS | EXTENDED GROUND FLOOR ACCOMMODATION

This great, modern detached family home is ideally located on the desirable Navenby Close, Whitebridge Park. Navenby Close, which is tucked just off from Willerby Drive, is perfectly situated close to Gosforth Golf Club and is also placed only a short drive from Gosforth High Street, with its excellent array of shops, cafes, restaurants and amenities.

Outstanding local schooling can also be found nearby, with excellent road and bus transport links available on Great North Road. Regent Centre Transport Interchange is also located only a short walk away offering superb links into Newcastle City Centre and throughout the region.

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The internal accommodation comprises: Entrance hall with stairs leading to the first floor and doors leading into the lounge, kitchen and snug. The lounge is located to the left hand side of the hallway and provides a generous living space with modern, gas stove, dual aspect windows and French doors leading to the kitchen/diner. To the right hand side of the hallway is a lovely family room/snug which is also used as a ground floor bedroom (bedroom four) with walk-in bay.

To the very rear of the ground floor is an extended, open plan kitchen/dining and family space with tiled flooring, integrated appliances, timber worktops and central island with breakfast bar. The kitchen area is then open to the living and dining space with timber flooring, wood-burning stove and both bi-folding and French doors leading out onto the rear terrace and gardens. A further door from the kitchen area opens to a good sized utility room with ground floor guest WC and door leading into the integral garage.

The stairs then lead up to the first floor landing, which in turn gives access to three, double bedrooms. Bedroom one is placed to the front of the property and enjoys fitted wardrobes and access to an en-suite shower room with WC. Bedrooms two and three are both located to the rear and enjoy south westerly aspects (Bedroom three was previously two smaller bedrooms which has been opened to provide one larger double bedroom). Family bathroom with tiled flooring and three piece suite.

Externally, the property offers a large, block paved, multi-car driveway which leads up to the integral double garage with dual up and over doors. The front garden is laid mainly to lawn and gated access leads to the rear.

The rear gardens are south west facing and again are laid mostly to lawn, with well stocked borders, fenced boundaries, block paved seating areas and a recently installed bar with light, power and a raised and decked seating area. The bar could also lend itself as a garden studio or small home office should it be desired.

Well presented throughout, with gas 'Combi' central heating and double glazed windows throughout, this excellent modern home simply demands an early inspection and viewings are strongly advised.



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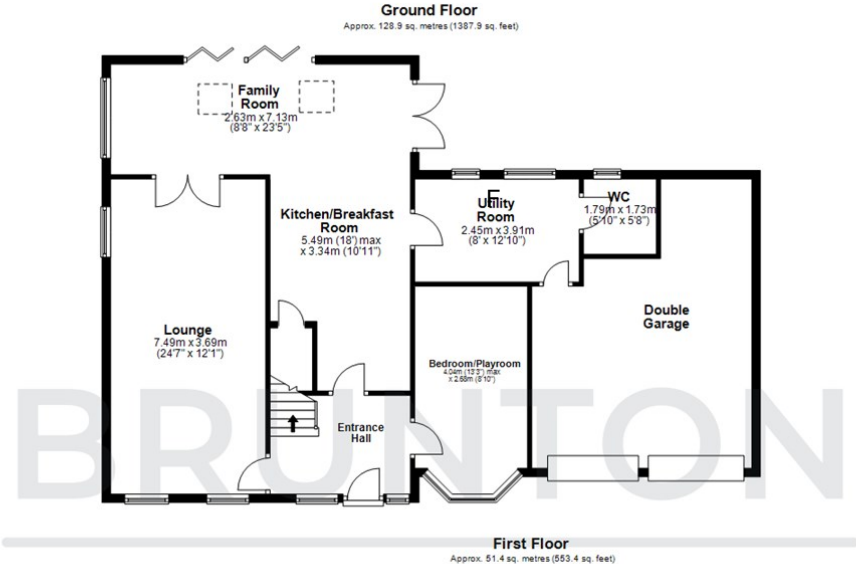
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : F

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	74	
(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		