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ASCOT DRIVE, NORTH GOSFORTH, NE13

Offers Over £250,000

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Well-Presented Three-Bedroom Semi-Detached Home Located on Ascot Drive in the Desirable North Gosforth Area. Offering a Dual-Aspect Lounge, Modern Kitchen/Diner, Two Bathrooms, and Thoughtfully Designed Living Space Across Two Floors.

This attractive property features a spacious layout, including a bright dual-aspect lounge, a well-equipped kitchen/diner with French doors opening to the garden, and a convenient ground floor WC. The property also offers three well-proportioned bedrooms, including a generous principal bedroom with en suite shower room, and a family bathroom.

Set within a peaceful and popular residential neighbourhood, the home enjoys easy access to local schools, parks, and shopping facilities. Excellent transport links nearby connect North Gosforth to Newcastle city centre and the wider region.

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Internal accommodation briefly comprises: Entrance hall with stairs rising to the first floor, a useful storage cupboard to the right, and access to the ground floor WC. To the left is a spacious dual-aspect lounge.

To the right, you'll find a well-equipped kitchen/diner, fitted with a range of wall and base units and integrated appliances, including an oven, hob, and extractor fan. There's ample space for a dining table, a window overlooking the garden, and French doors that open out to the garden.

Upstairs, the landing leads to three bedrooms. The principal bedroom is a well-sized double with dual-aspect windows and benefits from its own private en suite shower room. The second bedroom is also a generous dual-aspect double, while the third is a single room suitable as a guest room, nursery or study. A family bathroom completes the first floor and is fitted with a bath with overhead shower, washbasin and WC.

Externally, the property offers a good-sized garden to the side, mainly laid to lawn with a paved seating area and fenced boundaries, creating a pleasant and enclosed outdoor space.



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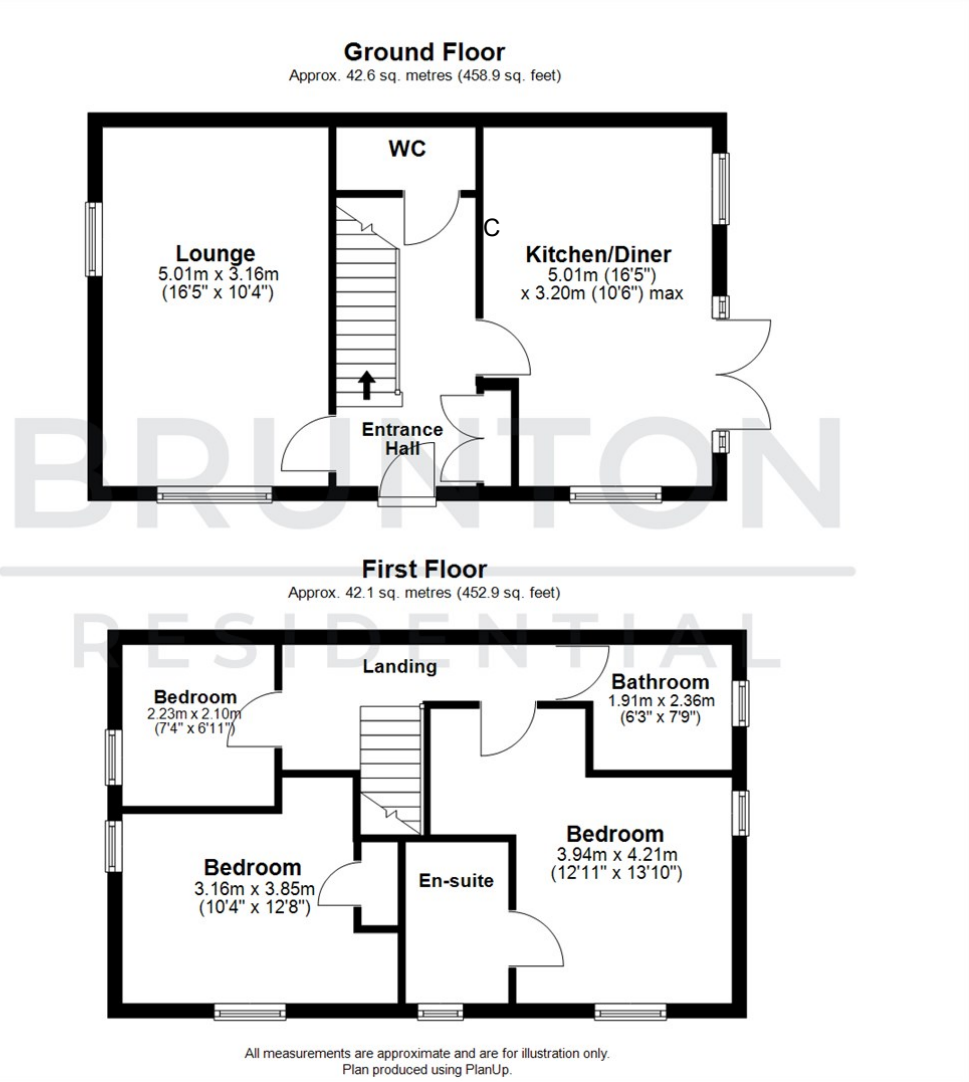
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : B



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs		96	Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	84		(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	