

# BRUNTON

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## RESIDENTIAL



**DAYLESFORD DRIVE, NEWCASTLE UPON TYNE, NE3**

**Offers Over £325,000**



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Three Bedroom End-Terrace Home with Open Plan Lounge/Diner, Family Bathroom with Three Piece-Suite plus En-Suite Shower Room, Delightful Walled Rear Garden with Garage and Driveway.

This well located three bedroom end terraced property is situated at Daylesford Drive, South Gosforth. Daylesford Drive, tucked just off Freeman Road is just a stones throw from the Freeman Hospital. With the beautiful Paddy Freemans Park and Jesmond Dene located a short walk away.

The property, which is offered with no onward chain, is located close to outstanding local schooling, and is well positioned to provide access to South Gosforth Metro Station which provides excellent links into Newcastle City Centre, Newcastle's Central Station and throughout the region.



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The internal accommodation briefly comprises: Entrance hall with staircase leading to the first floor and convenient ground floor W.C. To the left, there is a generous south-facing lounge featuring a walk-in bay window, a central feature fireplace, and access through to the adjoining dining room.

To the very rear of the ground floor is the kitchen which offers a range of wall and base units, integrated appliances including an oven, hob, and extractor fan, along with a rear-facing window and an external door providing direct access to the garden.

To the first floor, the landing leads to three generous bedrooms, including a principal bedroom with en-suite shower room. A family bathroom with three piece-suite, tiled floors and part tiled walls completes the upper level.

Externally, the property enjoys a mature front town garden with half-walled boundaries and established planting. At the rear, there is a charming gravelled garden with mature borders, enclosed by wall boundaries. Access to the garage and off-street parking is also available from the rear. Offered to the market with no onward chain, early viewings are advised!





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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : C

