



Princes Meadow, Gosforth
Offers in excess of £400,000

**JACK
HARRISON
ESTATES**

A VIEWING COMES STRONGLY RECOMMENDED ON THIS OUTSTANDING 4 BEDROOM DETACHED FAMILY HOME SITUATED ON THIS HIGHLY DESIRABLE RESIDENTIAL CUL DE SAC.

The much sought after Princes Meadow development is located within easy reach of local amenities including schools, shops and transport links. The beautifully appointed accommodation comprises: Entrance hall, lounge, dining room, sun room, breakfasting kitchen, utility room and ground floor WC. To the first floor, there are 4 bedrooms, master with en suite, and a family bathroom/WC. Additional benefits include gas central heating and double glazing. Externally, there are gardens to the front and rear, a double driveway to the front and an integral garage.

Lounge: 17'2 into bay x 13'3 into alcoves: Double glazed bay window to the front, coving to ceiling, alcoves, telephone point, television point, double radiator and carpet.

Dining room: 11'9 x 9'6: Double glazed patio doors, coving to ceiling, double radiator and carpet.

Breakfasting kitchen: 11'9 x 12'8: Fitted with a range of wall and base units, single drainer sink unit, work surfaces, built in gas hob and electric oven, extractor hood, part tiled walls, tiled floor, double radiator and double glazed window to the rear.

Utility: Fitted with a range of wall and base units, work surfaces, single bowl sink unit, space for washing machine, part tiled walls, tiled floor, double glazed window to the rear and double glazed door to the side.

WC: Low level WC, hand basin, tiled floor, radiator and double glazed window to the side.

Sun room: 11'9 x 9'3: Double glazed windows to the side and rear, Parquet flooring and double glazed French doors to the garden.

First floor landing: Access to the roof space, built in cupboard, coving to ceiling and carpet.

Bedroom 1: 10'10 x 13'4: Double glazed window to the front, fitted wardrobes, television point, radiator and laminate floor.

En suite: White 3 piece suite comprising a wash hand basin, low level WC and step in shower cubicle. Tiled walls, tiled floor, heated towel rail, spotlights, extractor fan and double glazed window to the front.

Bedroom 2: 12'2 x 9'0: Double glazed window to the front, fitted wardrobes, laminate floor and radiator.

Bedroom 3: 11'7 x 9'7: Double glazed window to the rear, fitted wardrobes, laminate floor and radiator.

Bedroom 4: 8'0 x 8'8: Double glazed window to the rear, fitted wardrobes, laminate floor and radiator.

Bathroom/WC: 8'2 x 6'4: White 3 piece suite comprising a panelled bath with shower over, hand basin and WC. Tiled walls, tiled floor, heated towel rail, shaver point, spotlights and extractor fan.

Front garden: Lawned garden and double driveway.

West facing rear garden. Laid mainly to lawn with a paved patio, tree and shrub borders, and fenced boundaries.

Garage: Integral.

