



Wyncote Court, Jesmond Park East
Offers in excess of £300,000

**JACK
HARRISON
ESTATES**

A STUNNING 3 BEDROOM END OF TERRACE FAMILY HOME SITUATED WITHIN THE HIGHLY DESIRABLE WYNCOTE COURT, JESMOND PARK EAST.

This much sought after residential cul de sac is located within close proximity of an abundance of amenities including The Freeman Hospital, Jesmond Dene and David Lloyd Fitness Centre.

The accommodation briefly comprises: Entrance hall, downstairs WC, study and a superb open plan living/dining kitchen with sun room. To the first floor, there are 3 bedrooms, a luxury bathroom/WC and a further luxury shower room.

Additional benefits include gas central heating and double glazing.

Externally, there are gardens to the front and rear, a detached garage and a garden room which boasts double glazing, underfloor heating and electricity.

Entrance hall: Double glazed entrance door, staircase to first floor, understairs cupboard, radiator and oak flooring.

WC: Double glazed window to the front, WC, hand basin, tiled walls and floor.

Open plan living/dining kitchen leading to sun room: 30'0 x 20'1: Fitted with a range of wall and base units, work surfaces, built in electric oven and gas hob, extractor hood, space for washing machine, breakfast bar, telephone point, television point, part tiled walls, oak flooring, 3 radiators, double glazed windows to the front and rear and a double glazed door to the rear.

First floor landing: Sky light, coving to ceiling and carpet.

Bedroom 1: 13'9 x 11'9: Double glazed window to the rear, fitted wardrobes, coving to ceiling, carpet and double radiator.

Bedroom 2: 11'0 x 12'9: Double glazed window to the front, coving to ceiling, double radiator and carpet.

Bedroom 3: 12'1 x 8'7: Double glazed window to the rear, coving to ceiling, double radiator and carpet.

Bathroom/WC: 7'8 x 8'4: White 3 piece suite comprising a free standing bath, hand basin and WC. Tiled walls, tiled floor, heated towel rail, spotlights, LED mirror, extractor fan and double glazed frosted window to the front.

Shower room: 5'6 x 5'9: Step in shower cubicle, hand basin, heated towel rail, tiled walls, LED mirror, spotlights, extractor fan and double glazed frosted window to the front.

Front garden: Laid mainly to lawn.

South facing rear garden: Raised decked area, artificial lawn and a paved patio.

Garden room: 7'9 x 11'7: Laminate floor, spotlights, television point, double glazed window to the front and patio doors.

