



6 Yetlington Drive

Kingsmere, Gosforth



SANDERSON
YOUNG





6 Yetlington Drive Kingsmere, Gosforth, NE3 4YX

Delightful Modern & Detached Family Home Boasting a Lovely Lounge, Extended Dining Room, Extended Kitchen/Breakfast Room, Utility Room, Three Double Bedrooms, Stylish Re-Fitted Family Bathroom & En-Suite, Beautiful Lawned Rear Gardens with Off Street Parking & Garage!

This excellent, detached family home is ideally located on Yetlington Drive, within the desirable Kingsmere Estate, Gosforth. Yetlington Drive is perfectly placed just off from Salters Road, and offers easy access to Gosforth High Street with its shops, cafes and amenities. The property is also positioned close to outstanding local schooling and is a short walk from the shops and amenities of Ashburton Village.

Price Guide:
3 1 2 C
Offers Over £395,000





The property, which was extended by the current family and was originally constructed as a four bedroom home, briefly comprises: Entrance hall with stairs leading to the first floor | Lounge with south facing walk-in bay window and bi-folding doors leading to the dining room | Dining room which enjoys doors leading out onto the rear gardens | Extended kitchen with tiled flooring, integrated appliances and stone work-surfaces | Side lobby with utility and ground floor WC.

The stairs then lead up to the first floor and give access to three double bedrooms | Bedroom one is a large double room with fitted storage and offers access to a re-fitted en-suite shower room | Bedroom two is placed to the rear and enjoys views out over the rear gardens | Bedroom three (which originally comprised of bedrooms three and four) is a generous double with dual aspect windows.



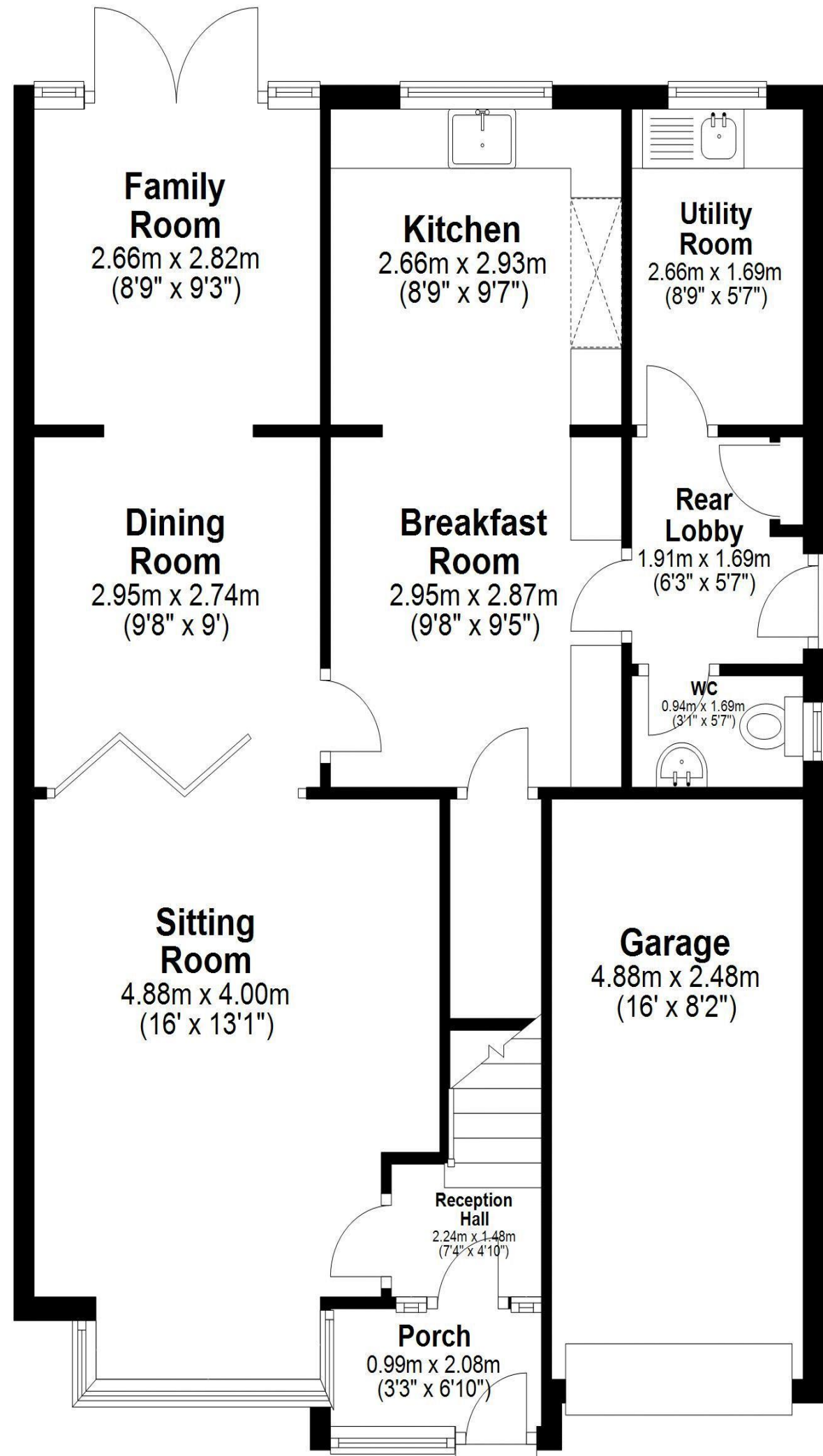
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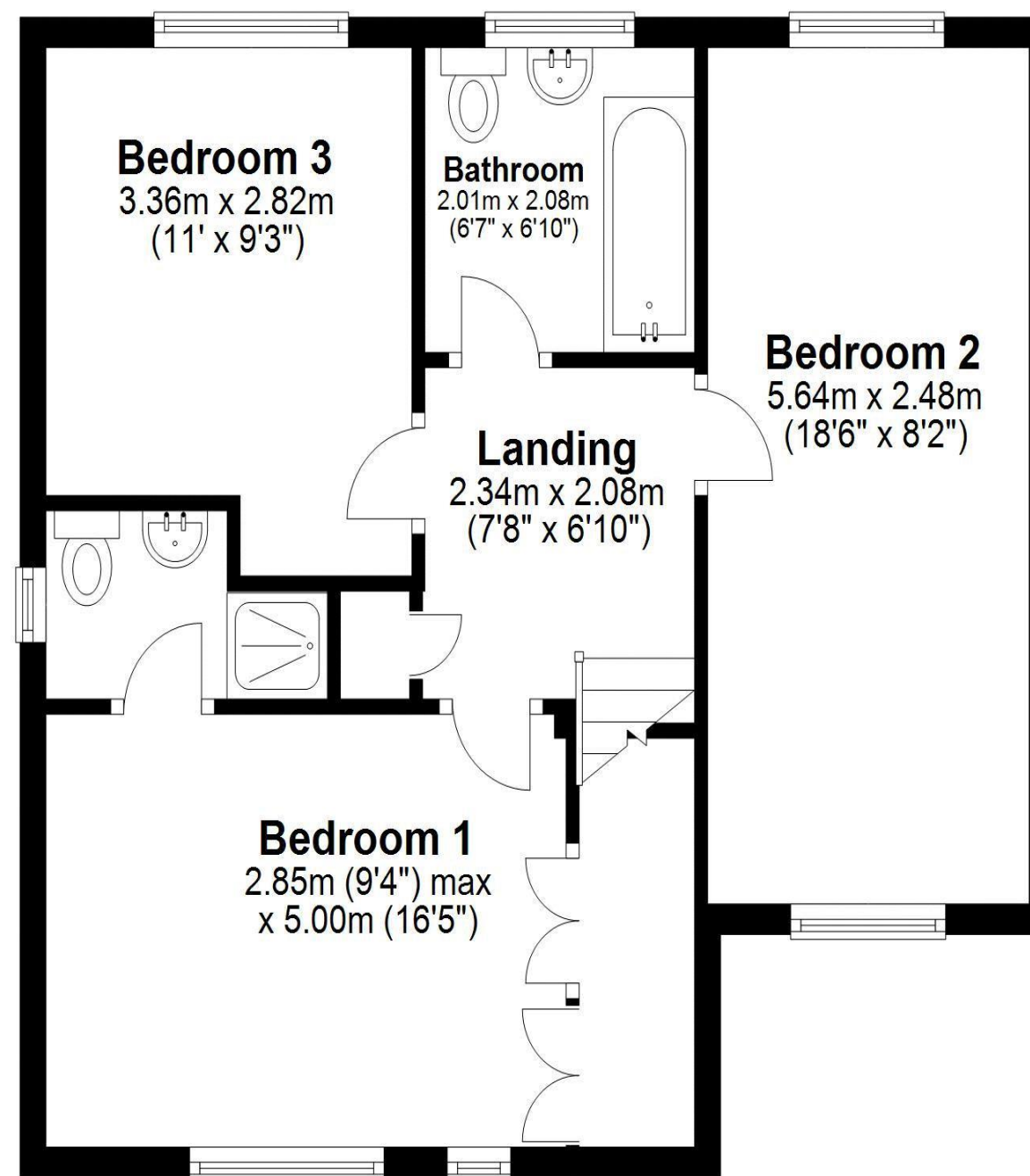
Ground Floor

Approx. 81.4 sq. metres (876.2 sq. feet)



First Floor

Approx. 50.9 sq. metres (547.5 sq. feet)



Externally, the property enjoys a pleasant front, south facing garden and offers two off street car parking spaces with access to the integral garage. To the rear is lovely enclosed rear garden, which is ideal for those with young children and offers a paved patio seating area and is laid mainly to lawn.

Well presented throughout, this excellent, modern detached family home offers double glazed windows throughout with gas central heating and early viewings are deemed essential.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band E | Energy Performance Certificate: Rating C

Total area: approx. 132.3 sq. metres (1423.7 sq. feet)
6 Yetlington Drive, NEWCASTLE UPON TYNE