



# 12 Exelby Close

Whitebridge Park



SANDERSON  
YOUNG





12 Exelby Close  
Whitebridge Park, NE3 5LG

This detached, three bedroom family home, with No Onward Chain, is located within the sought after Whitebridge Park in Gosforth. The property is situated on a generous south facing plot with lovely rear gardens and is ideally positioned for access to Gosforth High Street, with its wide variety of amenities, whilst being just a short distance from Newcastle and Gosforth Golf Clubs, local established schools for all ages, as well as excellent public transport links to Newcastle City Centre. There are good road links for easy access into the city centre and to the A1 for commuting throughout the region.

Having historically been a four bedroom family home, the upstairs bedrooms have been enlarged into two large double bedrooms, a smaller double bedroom, family bathroom and ensuite. The property also offers obvious potential for further extension works, like many of its neighbours have done.

**Price Guide:**  
Offers Over £525,000

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The internal accommodation briefly comprises: Ground Floor: Entrance hallway with staircase leading to the first floor | Ground floor WC | Study/snug with front aspect | Generous size kitchen/breakfast room overlooking the rear gardens | Separate utility with integral access into the double garage | Front dining room with glazed doors through to the living room | Substantial living room situated to the rear of the property with feature fireplace | Garden room.

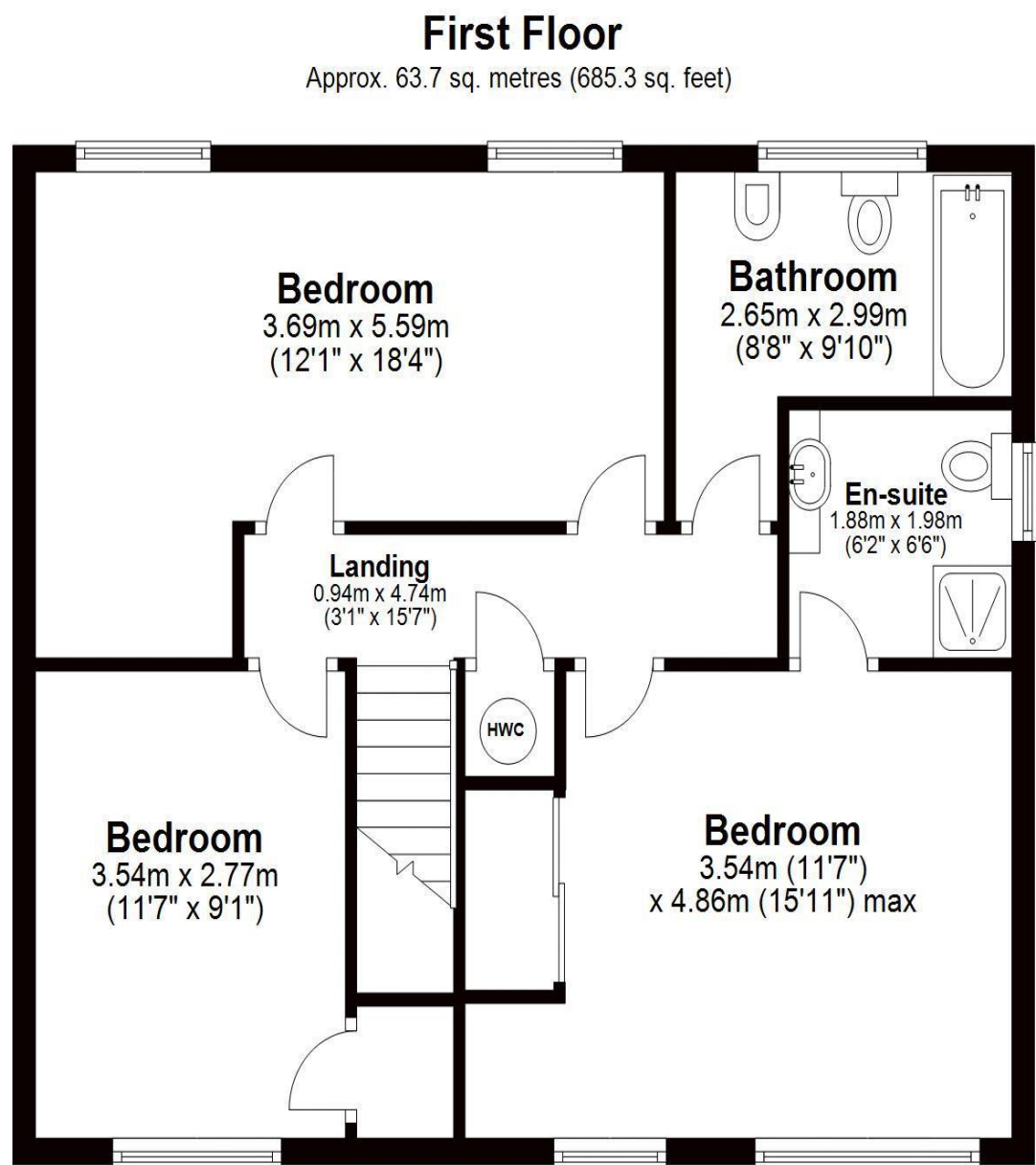
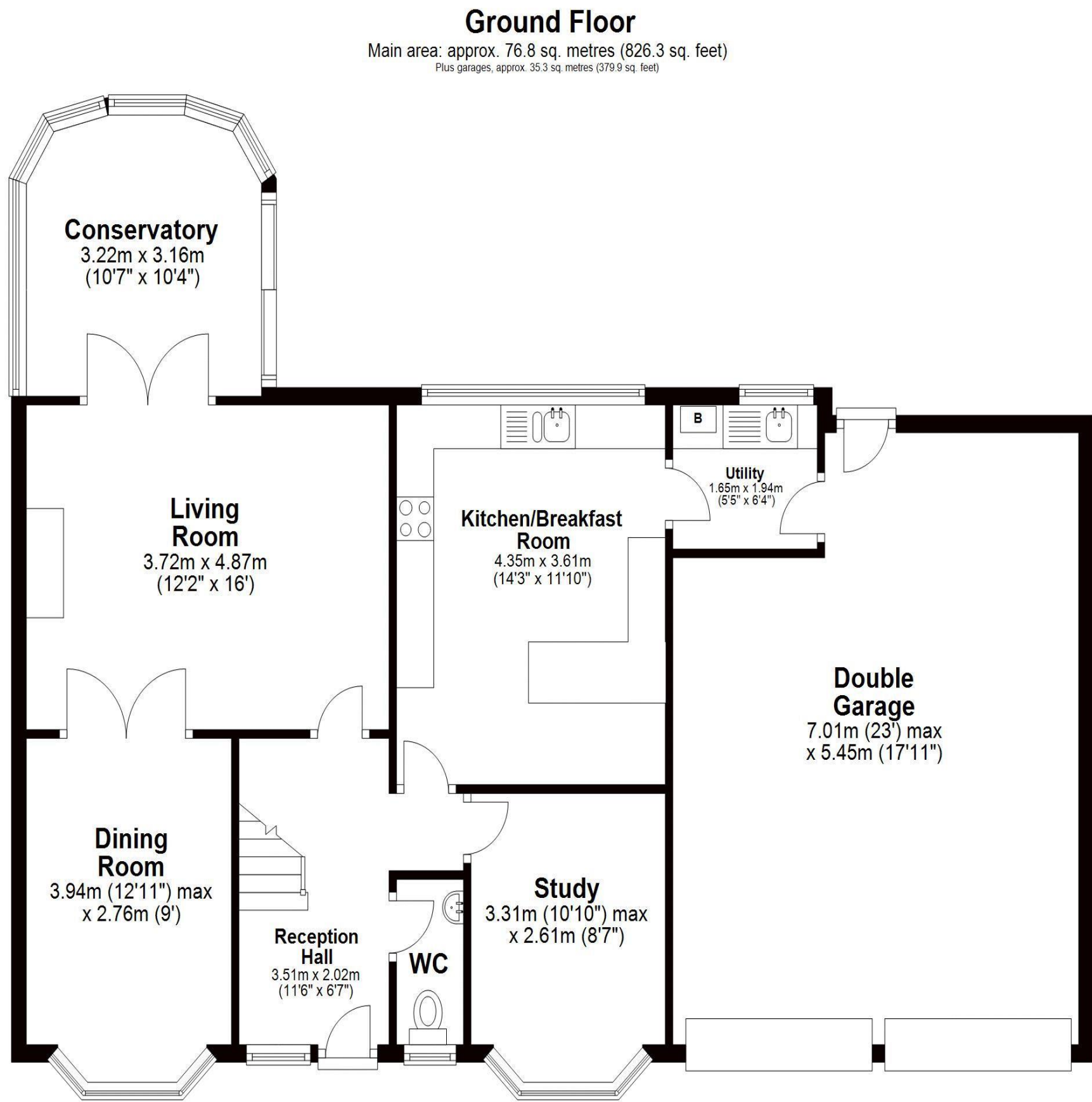
First Floor: Principal double bedroom with fitted wardrobes and ensuite shower room/wc | Bedroom two is a further large double bedroom to the rear, and was historically two smaller bedrooms | Bedroom three is a smaller double situated to the front of the property | Family bathroom with contemporary three piece suite.

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Externally, the property benefits from a generous south facing rear garden which is laid predominantly to lawn with mature, well stocked borders and a patio area ideal for alfresco dining in the warmer months | To the front of the house there is a lawned garden, a block paved driveway with off street parking for two vehicles and a double garage.

Priced to reflect some modernisation, this great family home is offered to the market with No Onward Chain, and early viewings are strongly encouraged!

Services | Mains; Electricity, Gas, Water, Drainage | Tenure: Freehold | Council Tax; Band F | Energy Performance Certificate; Rating C

Main area: Approx. 140.4 sq. metres (1511.6 sq. feet)  
Plus garages, approx. 35.3 sq. metres (379.9 sq. feet)  
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