



1 Halterburn Close

Gosforth



SANDERSON
YOUNG





1 Halterburn Close
Gosforth, NE3 4YT

Substantial Four Bedroom Detached Family Home, with a Front Living Room, Study, Dining room, Generous Kitchen/Diner, Ensuite Shower Room, Family Bathroom, Driveway & Garage, Front Lawned Garden & Delightful Westerly Facing Rear Garden!

Situated on Halterburn Close, within the desirable Kingsmere estate, is this wonderful, four bedroom detached family home, which has been well cared for and maintained to an excellent standard throughout and offers buyers the opportunity to put their own stamp on their next home. Halterburn Close is ideally located for access to Gosforth High Street with its wide range of shops, cafés and restaurants, as well as outstanding local schooling. Excellent road and transport links nearby also offer great accessibility into Newcastle City Centre and throughout the region.

Price Guide:
Offers Over £460,000

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The accommodation comprises: Reception hallway with downstairs WC and staircase leading up to the first floor | Study | Front living room with feature fireplace and doors open through to the dining room | Dining room with doors through onto the garden room | Garden room with French doors onto the rear gardens | Kitchen/breakfast room with a range of cabinets and a pantry cupboard | Utility room with integral access into the garage | Sun room with a door out onto the rear garden.

First floor landing | Principal bedroom with ensuite shower room | Bedroom two, a good sized double bedroom | Bedroom three, a further double | Bedroom four, a single bedroom with storage cupboard | Family bathroom.



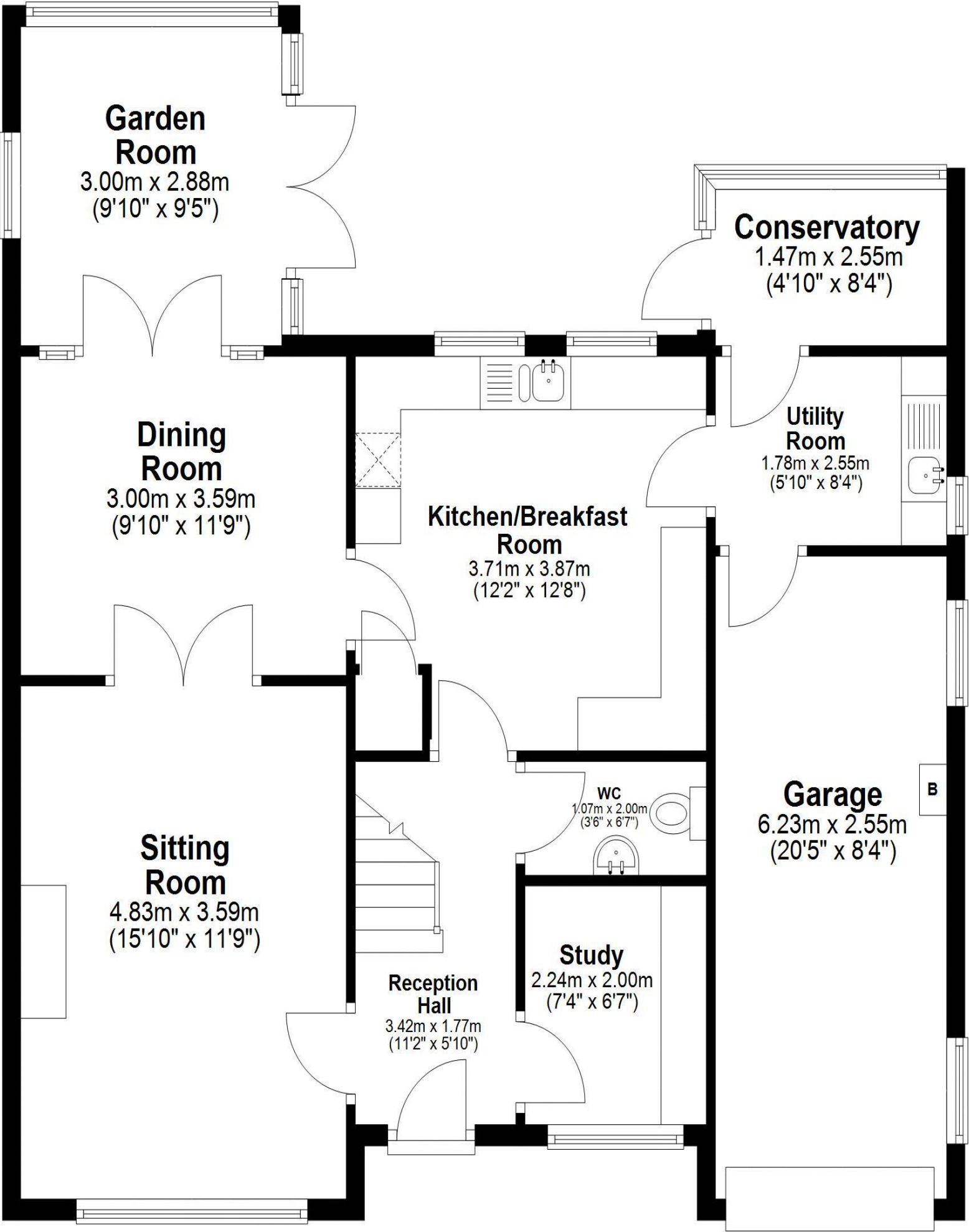
Beth Scott
0191 213 0033
Beth.scott@sandersonyoung.co.uk





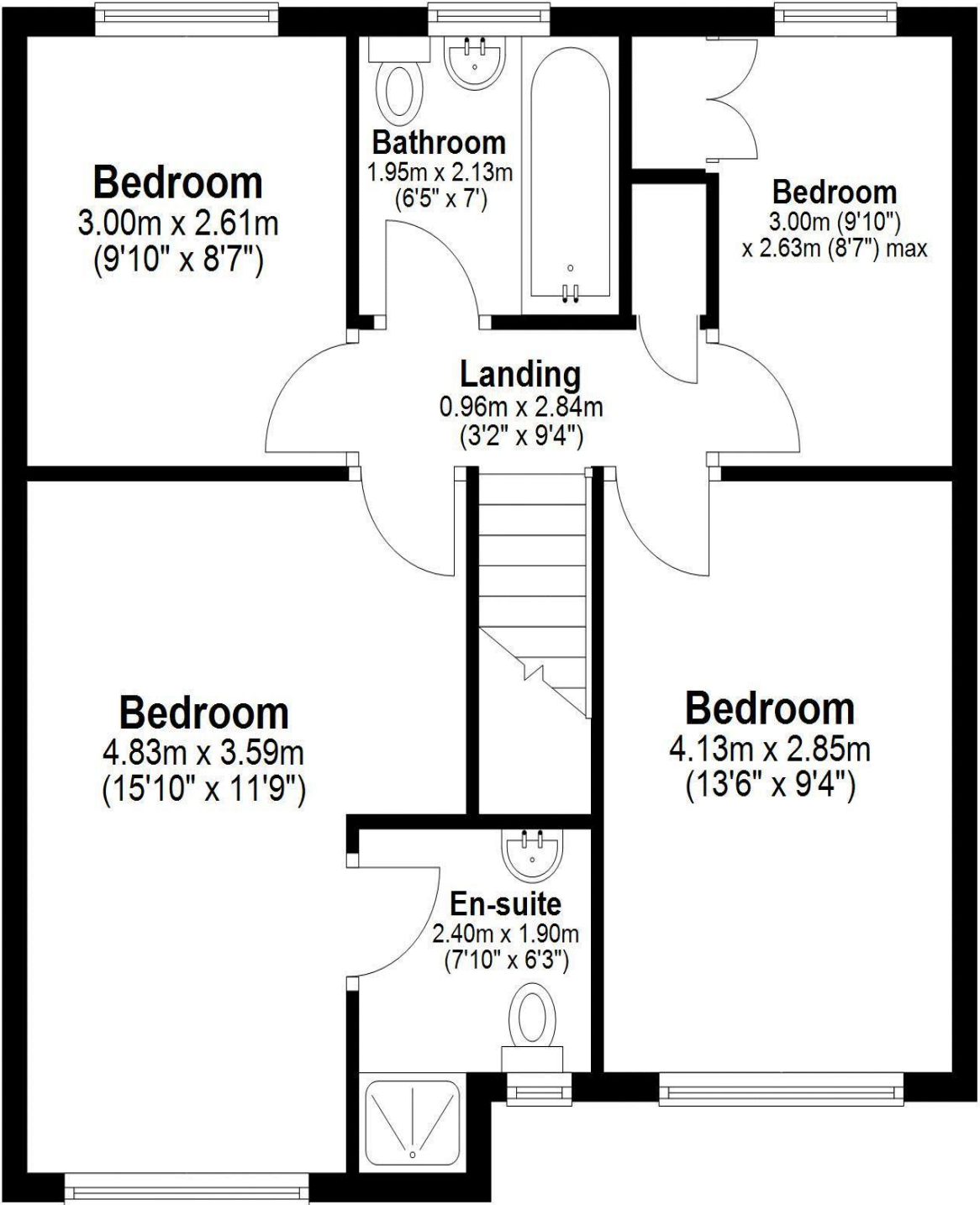
Ground Floor

Approx. 91.5 sq. metres (984.6 sq. feet)



First Floor

Approx. 57.1 sq. metres (615.0 sq. feet)



Externally, the property benefits from a large driveway with off street parking for multiple vehicles, leading to the integral garage | Front lawned garden | Westerly facing rear with garden, which is presented to an immaculate standard and laid predominately to lawn with paved patio seating area.

A lovely family home for which early viewings are highly recommended to avoid later disappointment!

Mains | Electricity, Gas, Water, Drainage | Tenure; Freehold | Council Tax; Band E | Energy Performance Certificate; Rating D

Total area: approx. 148.6 sq. metres (1599.6 sq. feet)

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