



11 Brandling Mews

Melton Park



11 Brandling Mews, Melton Park

Beautifully Presented & Unique Townhouse Boasting Four/Five Bedrooms, Two Bathrooms plus two cloakrooms, Reception rooms on two floors, Open Plan Kitchen/Diner, large Utility Room, Allocated Parking & Immaculate Lawned Private Gardens Overlooking Newcastle Racecourse And The Northumberland Golf Course!

This great four/five bedroom property is ideally situated at the desirable Brandling Mews, which is located within Melton Park. Brandling Mews, which was developed in the mid-1980s, is set within a pleasant cul-de-sac and is perfectly placed to offer easy access into central Gosforth with its shops, cafes and amenities, whilst also being close to the A1 providing excellent transport links throughout the region. The property is also located close to surrounding greenery offering access to beautiful walks and Gosforth Racecourse.

The property, which has recently undergone a renovation, is ideally tucked away in the corner of the development, and enjoys a private position with stunning views over Newcastle Racecourse.

The internal accommodation comprises: Entrance vestibule | Ground floor WC | Main entrance hallway with staircase leading up to first floor | Large open plan kitchen, dining & living room with ½ height oak wood panelling and feature fireplace with gas fire | The kitchen is highly impressive and boasts a gas fuelled Aga, range of modern cabinetry, worktops and a breakfast bar | Utility fitted with modern units, electric oven and with rear access onto the gardens.

The staircase then leads up to the first floor and gives access onto a generous double reception room with dual aspect views, feature fireplace and access onto a private balcony | The living room is open to a further 'viewing room' with stunning views over the racecourse | Bedroom five is a double room, currently being utilised as a study | First floor WC





The stairs then continue up to the second floor and onto four bedrooms | The principal bedroom enjoys a large room with fitted storage and access onto its own ensuite shower room/wc | Bedroom two is a further generous double room with fitted wardrobes | Bedroom's three and four are single bedrooms | The family bathroom is accessed just off the landing and boasts a modern three piece suite.

Externally, the property offers allocated parking for one vehicle underneath the car port, as well as ample onsite parking | To the rear is an impressive and generous wrap around garden, which is laid partially to lawn with mature well stocked borders | The gardens offer excellent views over the racecourse.

Presented to an immaculate standard throughout, and extremely rare to the marketplace, early viewings are strongly encouraged to truly appreciate this lovely property!
#

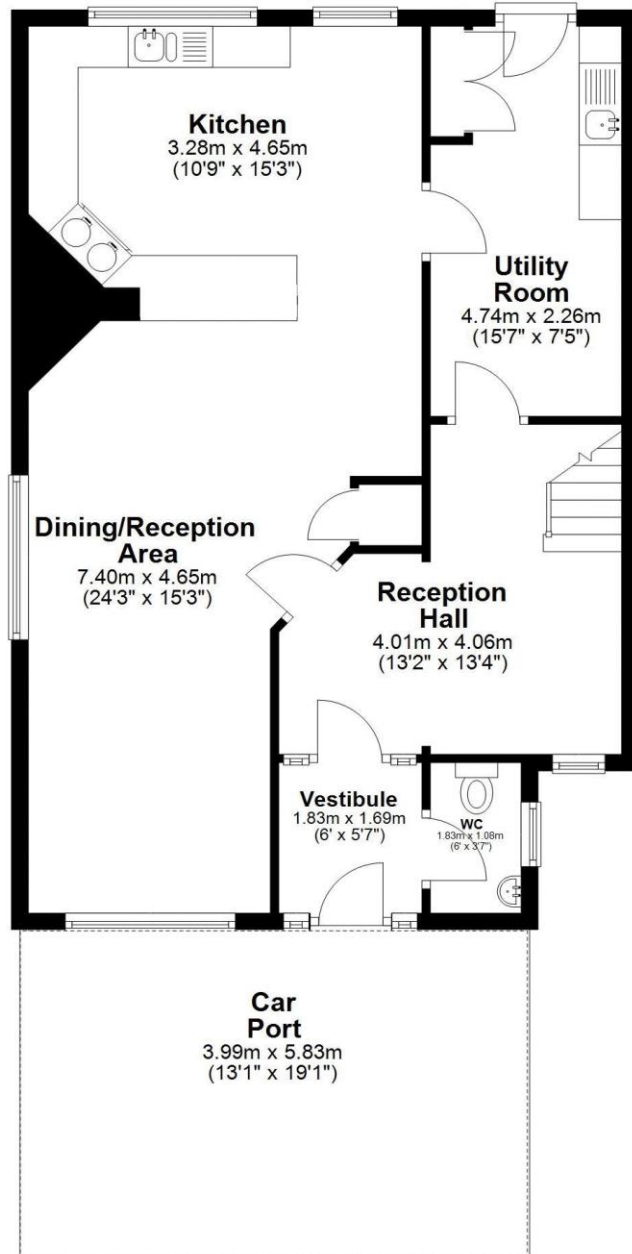
Services | Mains; Electricity, Gas, Water Drainage | Tenure; Leasehold | Lease Term Remaining; 957 Years | Ground Rent; £15 Per Annum | Service Charge; £210 Per Annum | Council Tax; Band E | Energy Performance Certificate; C

Price Guide: Guide Price £485,000



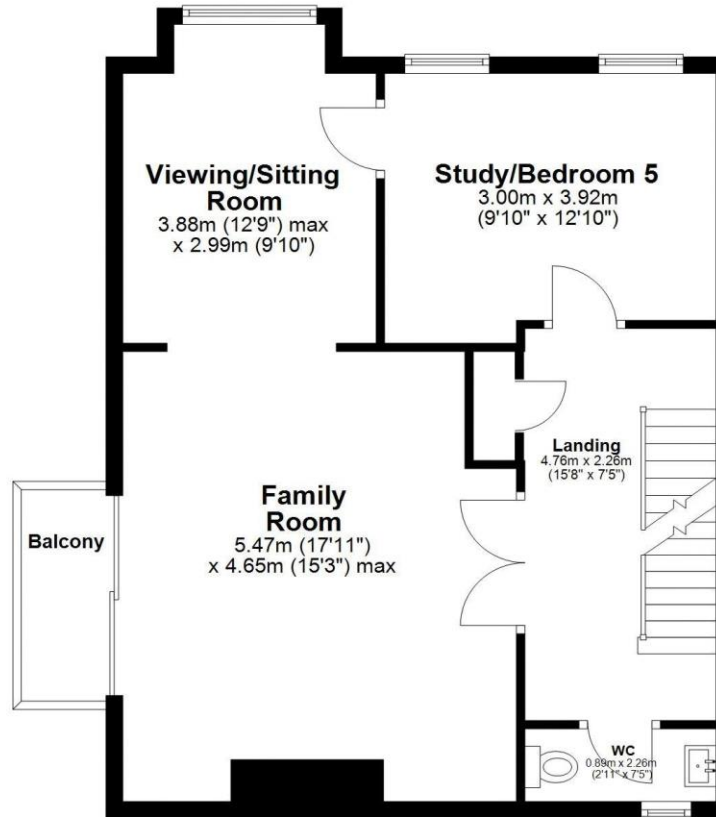
Ground Floor

Approx. 73.3 sq. metres (789.1 sq. feet)



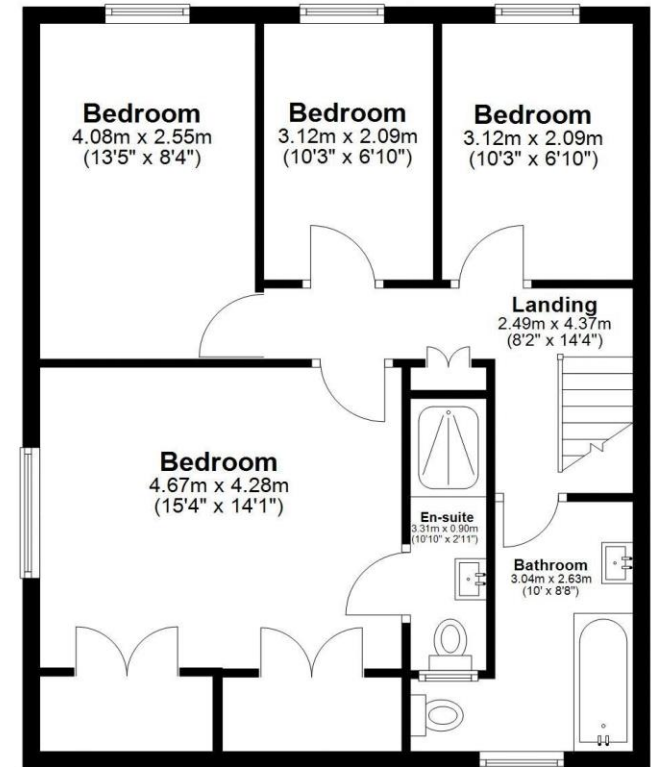
First Floor

Approx. 63.2 sq. metres (680.0 sq. feet)



Second Floor

Approx. 61.5 sq. metres (662.3 sq. feet)



Total area: approx. 198.0 sq. metres (2131.5 sq. feet)

11 Brandling Mews, Melton Park





SANDERSON YOUNG

Regional Gosforth Office
95 High Street | Gosforth
Newcastle upon Tyne | NE3 4AA
gosforth@sandersonyoung.co.uk
0191 213 0033