



5



3



2

- Immaculately Presented 5 Bedroom Family Home
- 2 Bedrooms with En-Suites
- Gas Central Heating
- EPC B | Council Tax Band F

- Balcony to the Second Floor Bedroom
- Open Plan Kitchen Diner
- Sealed Unit Double Glazed Windows

- Spacious and Flexible Living Accomodation
- No Upper Chain Involved
- Cul-de-Sac Location

Immaculately presented, spacious family home with 5 bedrooms over 3 floors, with no upper chain involved and situated at the end of a cul-de-sac. Benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with Porcelain tiled flooring and stairs to the first floor, Downstairs w/c with a low level w/c, wall mounted hand wash basin, Porcelain tiled flooring and an extractor fan. Lounge with a feature fireplace. Separate Dining Room / Office to the front aspect. Open Plan Dining Kitchen will wall and base units, Granite worktop surfaces, sunken stainless steel sink, integrated electric oven and gas hob with an extractor hood over, Combi boiler enclosed in a wall unit, plumbed for washing machine and dishwasher, Porcelain tiled flooring, spotlights to the ceiling, feature marble fireplace and French doors onto the rear garden. First floor Landing has a storage cupboard and stairs to the second floor. Bathroom with a panelled bath which has a shower mixer tap, pedestal hand wash basin, low level w/c, tiled splash back, Antico flooring, spotlights to the ceiling and an extractor fan. Bedroom 2 is to the front aspect and has an En-Suite Shower Room which has a shower, low level w/c, pedestal hand wash basin, tiled splash back, spotlights, extractor fan and Porcelain tiled flooring. Bedroom 4 is to the front aspect, Bedrooms 3 and 5 are to the rear aspect. Bedroom 1 is to the second floor with a storage are currently used as a walk in wardrobe, 2 Velux windows and French doors to the Balcony, there is also and En-Suite Shower Room with a mains shower, pedestal hand wash basin, low level w/c, heated towel rail, tiled splash back, Antico flooring, storage cupboard, Velux window, spotlights and an extractor fan.

Externally to the front there is a town garden and to the rear there is a Lawned garden with a paved patio area, double length driveway leading to a single garage via an up and over door with storage above.

**Please see Floor Plan on Page 4 for room sizes.*





Energy Performance: Current B Potential A

Council Tax Band: F

Distance from Brunton First School: 0.7 miles

Distance from Gosforth Academy: 2.6 miles

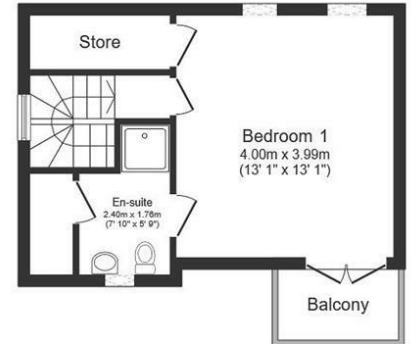
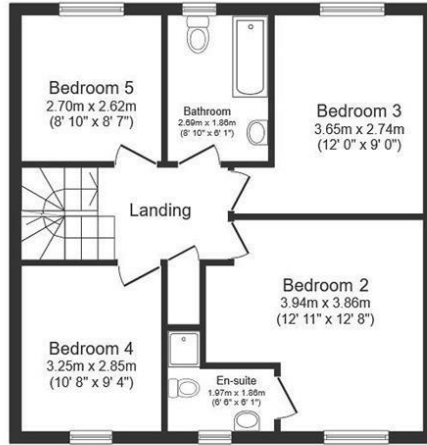
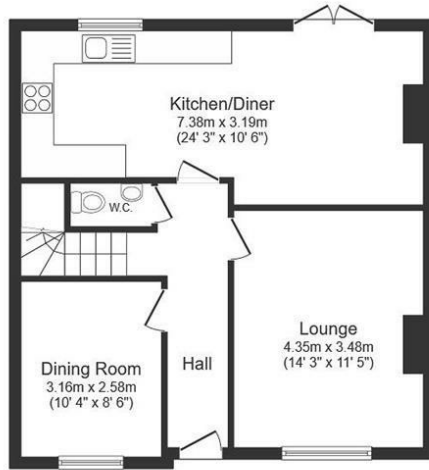
Distance from Newcastle International Airport: 6.1 miles

Distance from Newcastle Central Train Station: 8.1 miles

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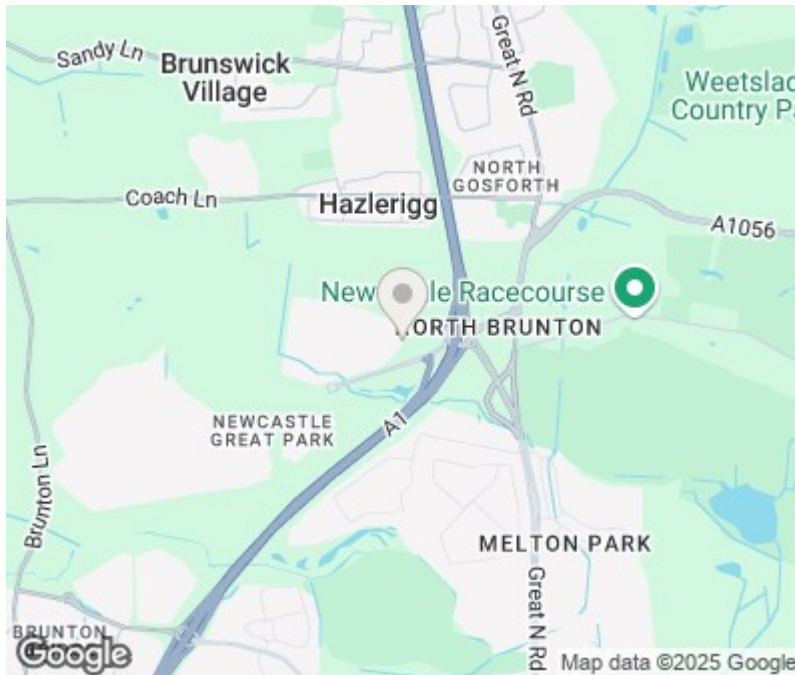
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Total floor area: 143.6 sq.m. (1,546 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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