





4 1 2

- **Detached House**
- **Well-Presented**
- **Ensuite Facility**
- **Front & Rear Gardens**
- **Transport Links**
- **No Upper Chain**
- **Four Bedrooms**
- **Garage + Drive**
- **Local Amenities**
- **Council Tax Band: D**





An immaculately presented and well-proportioned four bedroom detached property on the ever-desirable Great Park, Gosforth. Offered for sale with the benefit of no upper chain.

Located on the quiet Bridget Gardens, the family home has easy access to a wealth of local amenities including well regarded schools, parks and the A1 motorway, with further amenities accessed via regular bus routes in Gosforth and Newcastle city centre.

Internally the accommodation is tastefully decorated throughout and briefly comprises: - entrance hallway, lounge with feature fireplace and double doors opening to the kitchen dining room fitted with modern units, integrated oven and hob, a pantry and French doors opening on to the rear garden, making it a perfect space for relaxing or entertaining. There is also a handy utility room and a ground floor WC. To the first floor off the landing (with storage) are four generous bedrooms, the main benefiting from an ensuite shower room WC and built-in storage and the second bedroom featuring a balcony. There is also a three-piece family bathroom WC.



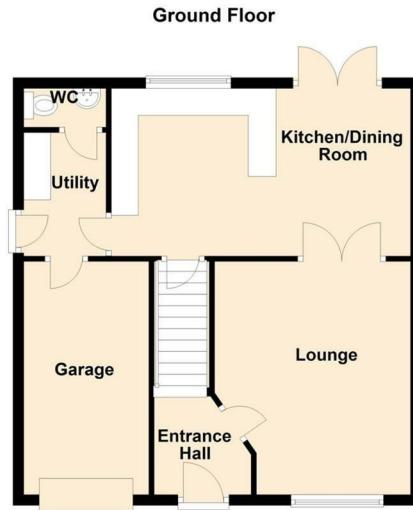
Externally there are gardens to both the front and rear along with a driveway leading to an integral garage. Additional benefits include gas central heating and double glazing.

Early viewing is highly recommended. For more information and to book your viewing please call our team on 0191 236 2070.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

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Lounge 11'0" x 15'9" (3.36 x 4.82)

Kitchen 18'4" x 10'2" (5.61 x 3.11)

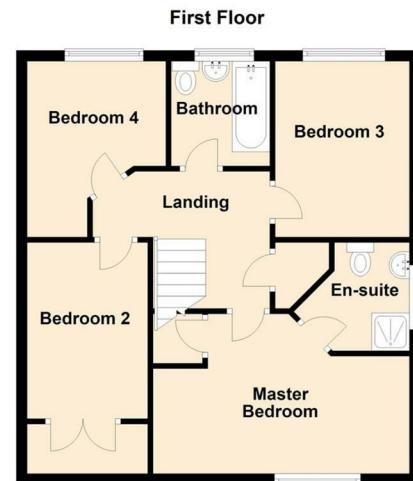
Utility Room 5'2" x 75'10" (1.58 x 23.13)

Bedroom One 13'0" x 14'4" (3.97 x 4.38)

Bedroom Two 11'4" x 9'0" (3.47 x 2.76)

Bedroom Three 9'5" x 7'6" (2.89 x 2.31)

Bedroom Four 10'2" x 9'1" (3.11 x 2.78)



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 88 |
| (81-91) B | | 76 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

The difference between house and home

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