



## Princes Meadow Gosforth

An opportunity to purchase this larger style detached house occupying a prime position within the desirable Princes Meadow development on the fringe of central Gosforth. The property occupies a generous plot with lovely southerly facing garden to the rear and ample off street parking. It comprises a ground floor WC, 2 good size reception rooms and a large breakfasting kitchen. To the first floor are 4 bedrooms 2 of which are interconnected. There are fitted wardrobes to the 2 principle bedrooms with en suite to the master. There is also a family bathroom. Externally to the rear of the property is a lovely landscaped southerly facing garden with double driveway to the front leading to a single garage. The property also benefits from double glazing and modern gas fired central heating via combination boiler. There are excellent schools within the area as well as frequent transport links, local shops and amenities. Gosforth High is a short distance away.

Guide Price **£490,000**

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## ENTRANCE DOOR LEADS TO:

### ENTRANCE HALL

Part glazed entrance door, door to garage, staircase to first floor, radiator.

### W.C.

Double glazed window, low level WC, wash hand basin with set in vanity unit.



### SITTING ROOM 19'3 x 11'9 (into alcove) (5.87 x 3.58m)

Double glazed window to front, living flame effect gas fire, feature fireplace, coving to ceiling, two radiators, double doors to dining room.

### DINING ROOM 11'7 x 8'9 (3.53 x 2.67m)

Double glazed window to rear, coving to ceiling, radiator.

### BREAKFAST KITCHEN 15'3 (max) x 12'9 (4.65 x 3.89m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in electric oven built in gas hob, extractor hood, space for automatic washer, space for automatic washer, space for automatic dish washer, tiled floor, tiled splash back, radiator, double glazed window to rear, double glazed door to rear.



### HALF LANDING

Double glazed window.

### FIRST FLOOR LANDING

Radiator.

### BEDROOM ONE 15'9 10'10 (4.80 x 3.30m)

Double glazed windows to front, fitted wardrobes, mirror fronted sliding doors, vanity unit, radiator.

### EN SUITE SHOWER ROOM

Three piece suite comprising: step in shower cubicle shower, pedestal wash hand basin, low level EC, part tiled walls, shaver point, double glazed frosted window to front, radiator.



### BEDROOM TWO 8'11 x 8'7 (2.72 x 2.62m)

Double glazed window to rear, fitted wardrobes, mirror fronted sliding doors, radiator.

### BEDROOM THREE 13'1 x 8'1 (3.99 x 2.46m)

Double glazed window to rear, fitted wardrobes, mirror fronted sliding doors, radiator.

### BEDROOM FOUR 10'2 x 6'11 (3.10 x 2.11m)

Double glazed window to rear, radiator.

## **FAMILY BATHROOM**

Three piece suite comprising: panelled bath, pedestal wash hand basin, low level WC, part tiled walls, shaver point, tiled floor, radiator, double glazed frosted window.

## **FRONT GARDEN**

Lawned area, driveway.

## **REAR GARDEN**

Gravelled area, patio, flower, tree and shrub borders, southerly facing, gated access.

## **GARAGE**

Integral, combination boiler, up and over doors, light and power points.

## **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

## **MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

## **TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: E**

**EPC RATING: TBC**

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