





- Delightful Detached Home
- Large Conservatory
- Well Appointed Fitted Kitchen
- UPVC Double Glazing
- Great For Schools
- Four Bedroom Property
- Gas Central Heating
- Large Drive
- Freehold Property
- Council Tax Band \*D\*





\*\* Video Tour on our YouTube Channel | <https://youtu.be/gmbMQvLFojo> \*\*

When it comes to finding the perfect modern build detached house, you would be hard pressed to find a home as well presented and desirable as this truly charming home. The accommodation is exquisitely presented throughout and the current owner has really maximised the living space to the highest standard.

The accommodation briefly comprises to the ground floor; entrance storm porch, generous sized hall with feature staircase, bright and airy living room with bow window and French doors, a superbly appointed kitchen with formal dining area, utility room and a study room which was the former garage. There is a fantastic sun room to the rear and a handy ground floor WC. To the first floor there are four bedrooms and a modern wet room/WC with a walk in shower, double vanity unit and under sink storage. Gas central heating via a combination boiler and UPVC double glazing also feature.

The location of this property is without doubt extremely central and you are within easy striking distance of most Tyneside centres. The exact location affords ease of access to the A19 and the Tyne Tunnel. The A1058 Coast Road is also close by so you have a direct route to the beach or Newcastle City Centre. There are good links to public transport facilities which include prime bus routes. For the growing family the property is well positioned for access to very well-regarded schools.

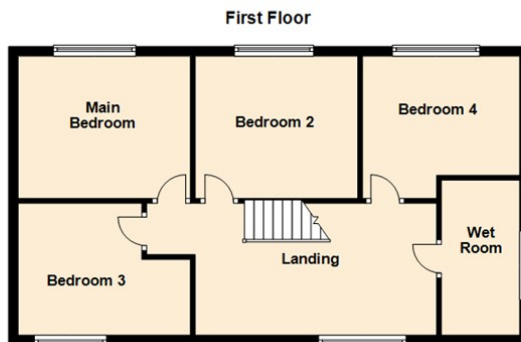
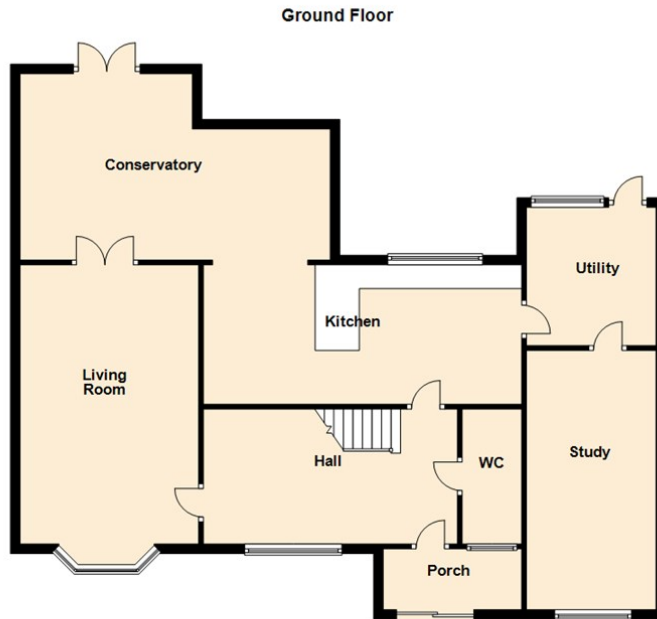
Living at the coast is a lifestyle choice, with a relaxed pace of life and access to a wonderful blue flag coast line. The best way to get a feel for this home is to view. This can be done by calling our sales office on 0191 257 2000.

#### Tenure

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

Council Tax Band \*D\*.





## The difference between house and home

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Living Room 19'2" x 12'3" (5.86 x 3.75)

Kitchen 9'7" x 21'11" (2.93 x 6.69)

Utility 9'6" x 8'11" (2.90 x 2.72)

Sun Room 21'4" x 12'10" (6.52 x 3.92)

Study 17'10" x 8'11" (5.45 x 2.72)

Main Bedroom 9'9" x 11'10" (2.99 x 3.62)

Bedroom Two 9'9" x 11'2" (2.99 x 3.42)

Bedroom Three 9'1" x 11'10" (2.77 x 3.62)

Bedroom Four 8'2" x 10'9" (2.50 x 3.30)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Gosforth**

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**Newcastle**

**0191 284 4050**

**High Heaton**

**0191 270 1122**

**Tynemouth**

**0191 257 2000**

**Low Fell**

**0191 487 0800**

**Property Management Centre**

**0191 236 2680**



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