





4 2 2

- Popular Location
- Detached Family Home





** Video Tour on our YouTube Channel | <https://youtu.be/ba8JHprOrfo> **

Jan Forster Estates are delighted to present this modern detached family home on the popular Cloverfield, West Allotment. The property has been tastefully decorated throughout and will appeal to the growing family.

Briefly comprising to the ground floor: - entrance hallway, spacious lounge spanning the full depth of the property, with French doors the rear garden, dining room, modern kitchen with fitted units, integrated oven and hob and French doors to the rear garden, and a ground floor WC. To the first floor there are four double bedrooms, the main with an en suite, and there is a modern family bathroom WC. the property further benefits from gas central heating, double glazing, and ample storage space; the loft has been partially boarded.

Externally, there is a double driveway to the front leading to the double detached garage and there is a charming South-facing garden to the rear.

The location of this property is without a doubt extremely central, and you are within easy striking distance of most Tyneside attractions. 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 coast or Newcastle City Centre. There are great links to public transport facilities which include prime bus routes and the Metro service. For the growing family, the property is well positioned for well-regarded schools.

Early viewings are highly anticipated. For more information and to book your viewing please call our sales team on 0191 257 2000.

Tenure

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

Council Tax band *D*.



Living Room 20'11" x 10'11" (6.39 x 3.33)
 Dining Room 10'1" x 11'10" (3.09 x 3.63)
 Kitchen 9'4" x 13'3" (2.87 x 4.05)
 Main Bedroom 12'9" x 11'3" (3.91 x 3.44)
 Bedroom Two 11'3" x 9'6" (3.45 x 2.90)
 Bedroom Three 9'4" x 8'0" (2.85 x 2.45)
 Bedroom Four 7'9" x 10'11" (2.38 x 3.33)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	78	
(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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