

SIGNATURE

NORTH EAST

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📍 Ascot Drive, Newcastle Upon Tyne NE13 6PB

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Asking Price
£225,000

Signature North East welcomes you to Ascot Drive, North Gosforth. This charming three-bedroom end-terrace home is ideally situated at the end of a cul-de-sac in a vibrant neighbourhood, offering a perfect blend of urban convenience and natural beauty. Families will appreciate the proximity to reputable schools, green spaces, and parks, making it an ideal location for those seeking a balanced lifestyle. The area boasts excellent transport links, with the A1 providing seamless north-to-south connectivity, while Newcastle City Centre is within easy reach. Additionally, the A19 to the north offers a fast route to the coast, making the area perfect for commuting.

As you step inside, the hallway leads you into the inviting living room. With two large windows allowing an abundance of natural light, this space is perfect for spending time with loved ones and hosting gatherings. The living room currently includes a dining area, offering versatility for both everyday meals and formal dining. Adjacent to this, the kitchen/dining room is well-suited for casual meals and effortless serving. The kitchen boasts an extensive range of wall and base units, sleek countertops, and a window overlooking the rear garden. A set of French doors provides direct access to the outdoor space, seamlessly connecting indoor and outdoor living. A convenient WC completes the ground floor.

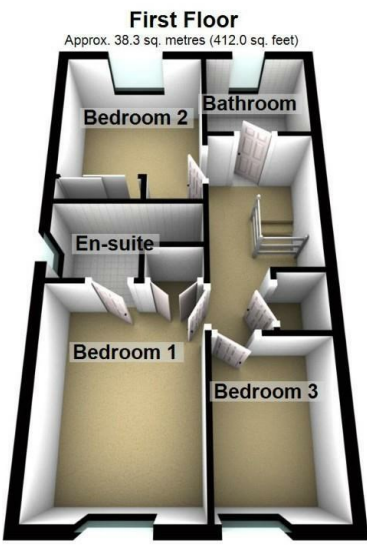
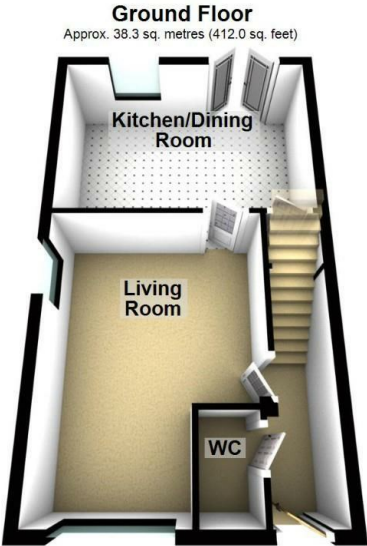
On the first floor, three well-appointed bedrooms await. The principal bedroom is a generously sized double, easily accommodating your preferred furnishings, and benefits from an en-suite with a walk-in shower. The second bedroom features a fitted wardrobe, while all bedrooms offer versatile spaces, perfect for a growing family, hosting guests, or creating a home office. Completing the floor is the family bathroom, which includes a bathtub for added relaxation.

Outside, the rear garden provides a wonderful retreat for outdoor enthusiasts. A lush lawn, enclosed by a wooden fence, creates a private and peaceful space to enjoy the sunshine. Situated at the end of a cul-de-sac, this home benefits from a quiet and safe setting with minimal traffic. To the side of the property, a double driveway offers convenient off-road parking for two vehicles.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.


PROPERTY FLOORPLAN



Total area: approx. 76.5 sq. metres (824.0 sq. feet)
Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

- Living Room
16'3" x 11'10"
- Kitchen / Dining Room
15'2" x 10'5"
- WC
5'3" x 3'0"
- Bedroom One
11'8" x 8'7"
- En Suite
8'7" x 4'6"
- Bedroom Two
10'2" x 8'7"
- Bedroom Three
8'9" x 6'3"
- Bathroom
6'3" x 5'7"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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 





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