





- **Detached House**
- **Integral Garage**
- **Cul-De-Sac Location**
- **Beautifully Presented**
- **Video Tour Available**
- **Four Bedrooms**
- **Off Street Parking**
- **Conservatory**
- **Excellent Transport Links**
- **MUST BE VIEWED**





** Video Tour on our YouTube Channel | <https://youtu.be/4aaBesW1KGc> **

Jan Forster Estates are delighted to bring to the market this stunning four bedroom family home which is nestled in the cul-de-sac of the highly sought after Miller Close in Palmersville, providing excellent access to local amenities, schools, shops and public transport links with further amenities offered in Newcastle city centre via the Metro service which is just a short walk away.

The property briefly comprises to the ground floor:- entrance hall, ground floor WC, bright and airy lounge with bay window, feature log burner in the corner and double doors leading to the stylish breakfasting kitchen dining room which features a breakfast bar, induction hob, hot kettle tap, and integrated white goods. There is also a lovely conservatory which leads to the rear garden. To the first floor, there are four good-sized bedrooms; the main benefitting from built-in wardrobes and a newly fitted en-suite with all the mod-cons including an electric toothbrush charger. There is also a modern three piece family bathroom WC with shower over the bath and store cupboard.

Externally, there is a driveway to the front of the house providing off street parking for multiple vehicles, leading to the single garage with electric up and over door. To the rear, there is a beautiful garden with raised planters, astro turf and patio areas along with storage to the side; a great space for entertaining during those long summer nights. The property further benefits from double glazing, ample storage and a modern heating system.

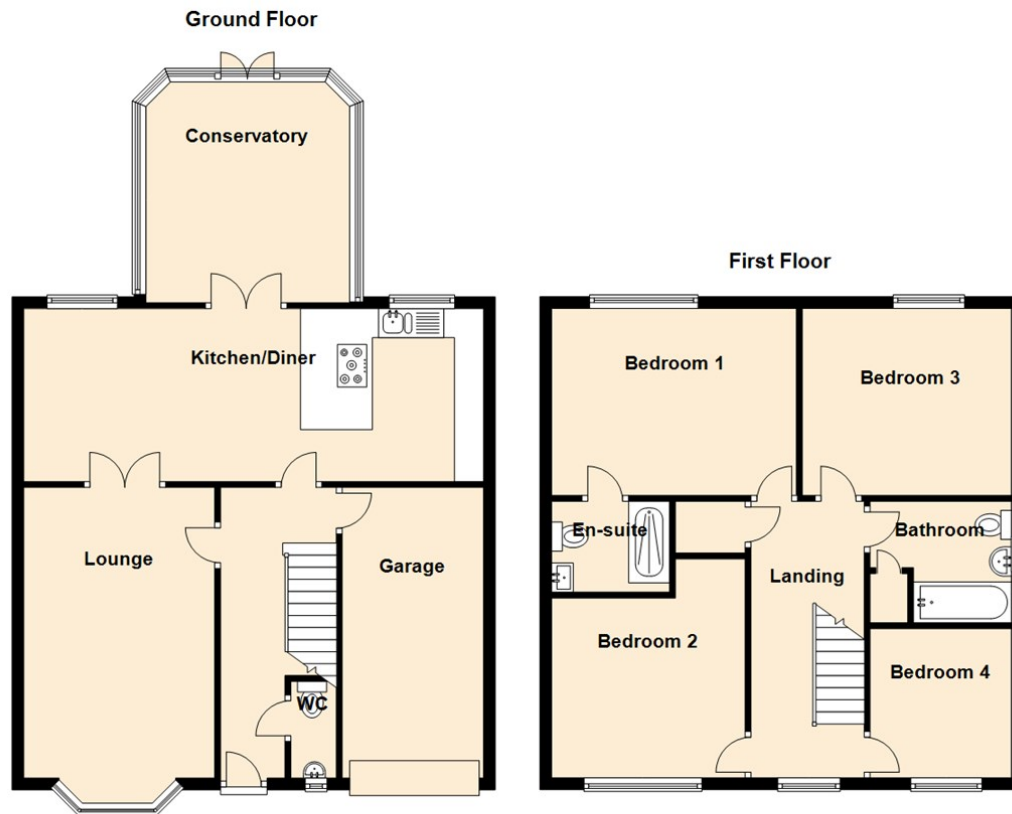
Viewings are highly recommended on this stunning home, which must be seen to appreciate the accommodation on offer. For more information and to book yours, please call our sales team on 0191 270 1122.

Tenure

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

Council Tax band *D*.





Lounge 10'3" x 17'2" (3.14 x 5.25)

Kitchen 25'10" x 9'9" (7.88 x 2.98)

Conservatory 12'5" x 11'8" (3.79 x 3.56)

Bedroom One 14'0" x 9'11" (4.28 x 3.03)

Bedroom Two 10'10" x 10'2" (3.31 x 3.10)

Bedroom Three 11'8" x 9'11" (3.56 x 3.03)

Bedroom Four 8'2" x 8'5" (2.51 x 2.59)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(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	

The difference between house and home

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