





4



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- Large Detached House
- Mock Tudor Style
- Large Fitted Kitchen
- Fantastic Family Home
- Ground Floor WC
- Four Bedroom Home
- Excellent Location
- Double Garage & Driveway
- Double Glazed
- Study Room

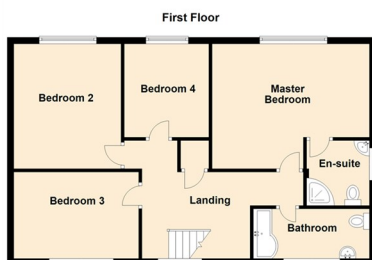
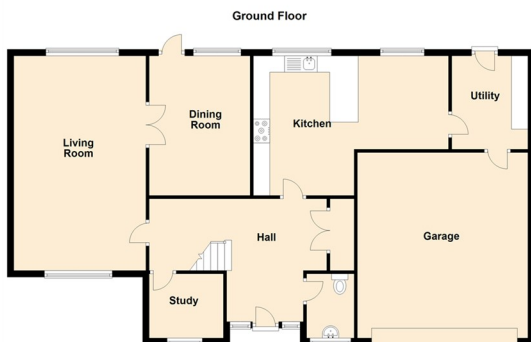




What the owner says" I have lived in this house for a good number of years now and have raised a large family and must say this has been a very happy home. We love the location of this property as it is very private yet very close to all the needs of the modern family. The house enjoys a very large corner plot and with generous garden areas. For the buyer looking for a property to raise their own family you could not pick a better home."

This mock Tudor style detached property set in an exclusive development will make the perfect purchase for the buyer who is looking to buy a substantial sized family home which really does tick every box. The house was built in the late 80s and boasts a very sizeable corner position with extensive garden areas to both the front side and rear. The accommodation briefly comprises:- imposing main entrance hallway with separate WC, a ground floor study room which is located under the stairs, a substantial sized main reception room and and formal dining area. One of the great features of this property is the kitchen which enjoys a modern theme with high-gloss fitted wall and floor units along with integrated appliances. There is also a breakfasting area which then leads onto a utility section. The property also has a double garage and driveway that will accommodate several cars. To the first floor of the property there are four double bedrooms; the master bedroom with an en-suite facility and there is also a family bathroom and WC. The exact location of the property lends ease of access to well regarded schools and the local superstore. There are good public travel links available and access to the A19, the Tyne Tunnel and Coast Road leading to Newcastle city centre. All in all this is a magnificent family home which really must be viewed. Interested parties should contact the sales branch to arrange a prompt and essential internal viewing.





The difference between house and home

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Living Room 21'5" x 13'2" (6.55 x 4.03)

Dining Room 13'11" x 10'1" (4.26 x 3.08)

Kitchen 13'11" x 20'3" (4.26 x 6.18)

Utility 9'4" x 7'7" (2.85 x 2.32)

Study 6'5" x 7'4" (1.96 x 2.26)

Master Bedroom 15'3" x 15'8" (4.67 x 4.80)

Bedroom Two 12'5" x 10'8" (3.81 x 3.27)

Bedroom Three 8'7" x 12'5" (2.64 x 3.81)

Bedroom Four 9'6" x 8'5" (2.92 x 2.58)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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