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BELGREEN AVENUE, GOSFORTH, NE3

Offers Over £450,000

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Well-Presented Two-Bedroom Semi-Detached Bungalow Ideally Situated on the Desirable Bellgreen Avenue, Melton Park, Offering Well-Proportioned Accommodation Including a Beautiful Lounge, Garden Room, Re-Fitted Kitchen/Breakfast Room, Two Good Sized Double Bedrooms, Re-Fitted Bathroom, Attractive Established Gardens & Double Driveway & Double Garage with No Onward Chain!

This excellent single storey home offers well-proportioned single-level accommodation, thoughtfully arranged around generous and versatile living spaces. The kitchen and dining area, spacious living room and bright garden room are complemented by two well-proportioned double bedrooms and a modern family bathroom. Externally, established front and rear gardens, private parking and two adjoining garages further enhance the property, offering excellent practicality alongside attractive outdoor space.

Bellgreen Avenue is perfectly positioned within Melton Park, which provides a well-established residential setting, with local shops, schooling and everyday amenities available within the surrounding area. The property also benefits from access to local roads and public transport links, providing convenient connections towards Newcastle City Centre and surrounding areas.

The practical single-level layout makes the property particularly suited to downsizers and those seeking accessible accommodation, while the generous living spaces and gardens will also appeal to a range of buyers.

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The internal accommodation comprises: a welcoming entrance hall with a useful storage cupboard, leading through to the hallway and principal living spaces. The kitchen and dining room is beautifully appointed with cream shaker-style wall and base units, granite worktops, a stainless steel sink with chrome mixer tap, built-in electric oven, four-ring gas hob and stainless steel extractor with integrated fridge/freezer and dishwasher. Recessed ceiling lighting and wood effect flooring complete the space, while French doors open onto the garden and provide attractive views.

The living room is a comfortable and well-presented reception space with fitted carpet, a decorative fireplace with inset fire and recessed ceiling lighting. French doors lead through to the garden room, a bright additional reception space with extensive glazing, fitted blinds and wood effect flooring. Further French doors open onto the garden, providing pleasant views across the established gardens and creating an appealing connection with the outside.

There are two well-proportioned double bedrooms, both benefiting from fitted wardrobes and distinctive bow windows which provide excellent natural light. The well-appointed bathroom features a freestanding bath with decorative feet, a separate curved shower enclosure, WC and wash basin, complemented by tiled walls and flooring, recessed lighting and a chrome heated towel rail.

Externally, the property enjoys attractive, established gardens with well-maintained lawns, mature shrubs, established borders and paved seating areas. The rear garden provides a pleasant private setting with a generous timber deck extending around to the side of the property, creating an excellent area for outdoor seating and entertaining. The front garden is equally well maintained, with mature planting and lawn, while the driveway provides private parking and access to two adjoining garages, offering secure parking and useful storage.



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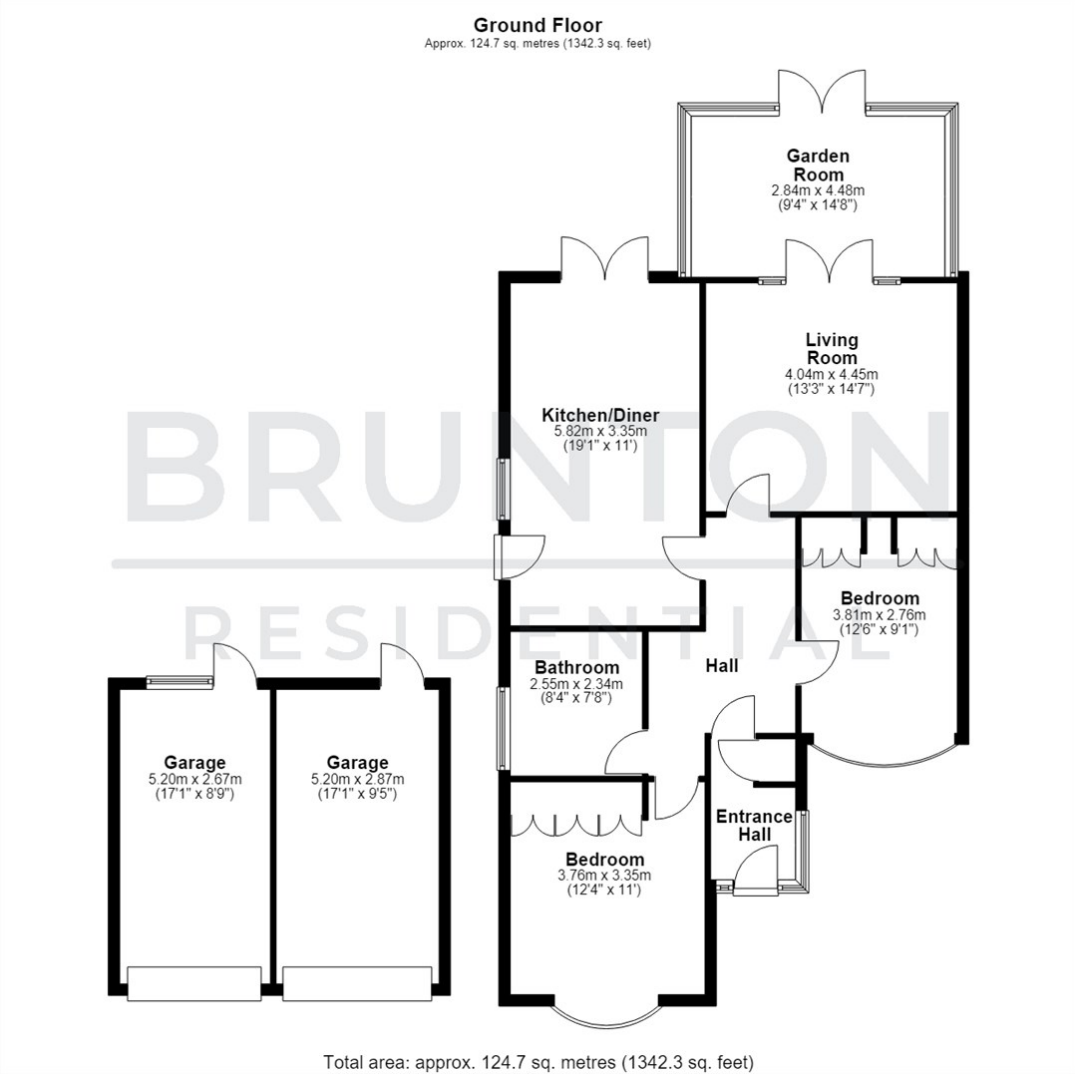
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING :



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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		