

BRUNTON

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NEWLANDS AVENUE, MELTON PARK, NE3

£400,000

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Well-appointed and extended four-bedroom semi-detached family home occupying a popular position within Melton Park, Gosforth, offering generous accommodation, modern fittings and attractive mature gardens. The property has been thoughtfully extended to provide four bedrooms, including a bedroom with its own en-suite shower room, while the spacious reception accommodation and modern kitchen create a practical and welcoming home for family life.

The property further benefits from UPVC double glazing, gas central heating via a combination boiler, an attached garage, block-paved driveway and excellent storage throughout. The mature rear garden provides a particularly pleasant outdoor space, with a generous lawn, paved patio and established shrub, flower and tree borders.

The location is a significant attraction, with excellent schools within easy walking distance, while Gosforth High Street, public transport links and access to the A1 are all within a short distance. The combination of a sought-after Gosforth location, extended accommodation and excellent family-friendly amenities makes this an appealing home for a wide range of buyers.



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The internal accommodation comprises: a welcoming central entrance hall with a convenient cloakroom and stairs to the first floor, leading into a generous front-facing lounge with a large bay window and feature open fireplace. To the rear is a formal dining room with French doors opening onto the garden patio, while the modern kitchen is fitted with high-gloss wall and base units, composite granite work surfaces and integrated appliances. A useful utility room provides additional appliance space, rear garden access and access to the attached garage.

The first floor provides four well-proportioned bedrooms, with three benefiting from fitted wardrobes and the fourth offering its own en-suite shower room. A modern family bathroom and separate WC complete the first-floor accommodation, with the spacious landing also providing access to the loft.

Externally, the property benefits from a block-paved driveway and front garden with established shrub, flower and tree borders. To the rear is a generous mature garden, laid mainly to lawn with paved patio areas and established planting, creating an attractive setting for outdoor enjoyment and entertaining.



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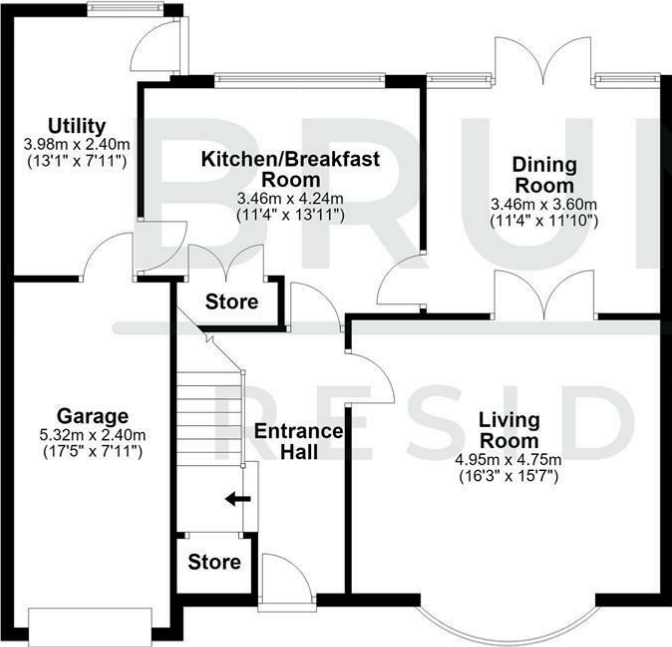
TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

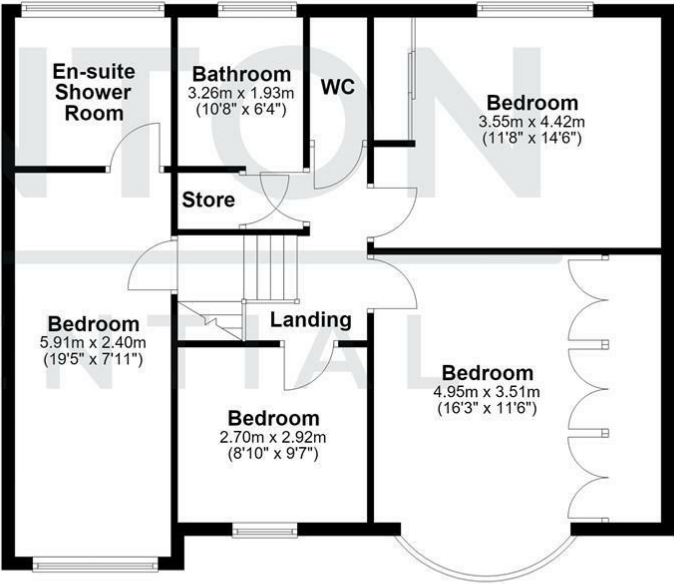
COUNCIL TAX BAND : D

EPC RATING : C

Ground Floor
Approx. 81.6 sq. metres (878.4 sq. feet)



First Floor
Approx. 79.0 sq. metres (850.4 sq. feet)



Total area: approx. 160.6 sq. metres (1728.8 sq. feet)

