



 **Jan Forster**

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Featherstone Grove | Newcastle Upon Tyne | NE3 5RJ
Price £450,000



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- Mid Terrace Town House
- Three Reception Rooms
- Detached Garage
- Open Aspect To Front
- Freehold
- Five Bedrooms
- Three Bathrooms
- Ideal Family Home
- Additional WC
- Call For More Information



This substantial mid-terraced town house is positioned on the sought after Melbury Estate in Great Park and will make a perfect home for the growing family.

Ideally positioned within a highly sought-after area, surrounded by mature greenery and conveniently close to central Gosforth. Just a short drive away, there is a vibrant mix of shops, cafés, and restaurants, along with local schools. This desirable location offers superb connectivity and Newcastle city centre lies approximately 4 miles away. Nature lovers will also enjoy the nearby Havannah and Big Waters Nature Reserve, and Gosforth Park - perfect for scenic walks and outdoor recreation.

One of the larger-style homes on the estate, this impressive property offers an inviting entrance hallway, a guest bedroom with bay window, a sitting room with French doors leading to the rear garden, a utility room, and a modern ground floor shower room.

To the first floor, there is a spacious lounge, a separate dining room, and a stylish fitted kitchen with integrated appliances. This level also features an additional bedroom with Juliet balcony and a separate WC.

The second floor provides three further bedrooms, including a principal suite with en-suite shower room and French doors opening onto a private balcony. A contemporary family bathroom with overhead shower completes the accommodation. Further benefits include gas central heating and double glazing throughout.

Externally, the property enjoys a private rear garden with both lawned and patio areas, perfect for outdoor entertaining, along with a separate garage providing additional parking or storage.

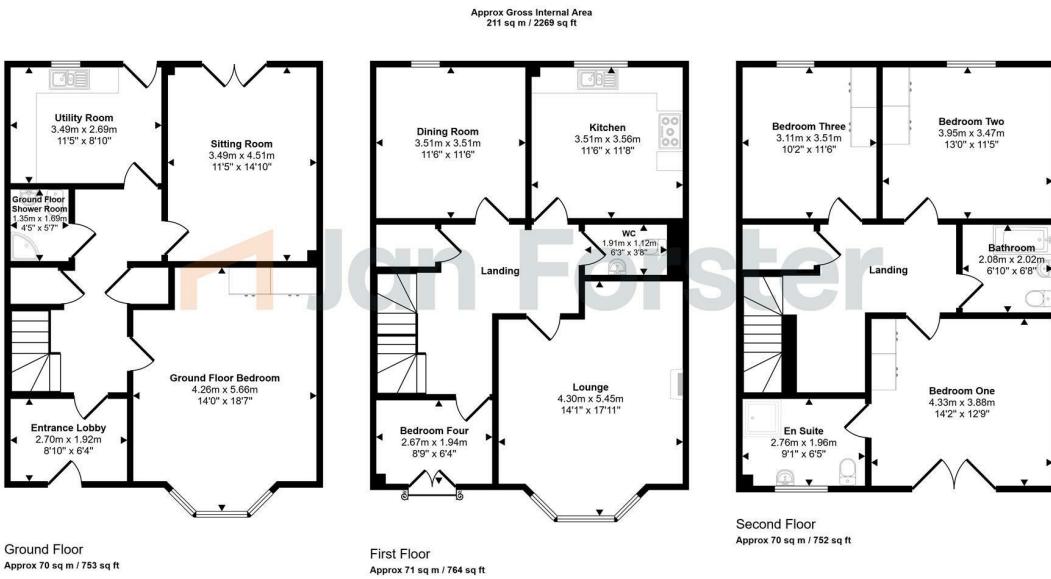
Internal viewing is imperative. Please call our sales team on 0191 236 2070 for more information and to book your viewing.

Tenure

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

Council Tax band: F





The difference between house and home

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www.janforsterestates.com

Sitting Room 10'5" x 14'9" (3.19 x 4.51)

Utility Room 11'5" x 8'9" (3.49 x 2.69)

Ground Floor Bedroom 13'11" x 18'6" (4.26 x 5.66)

Lounge 14'1" x 17'10" (4.30 x 5.45)

Dining Room 11'6" x 11'6" (3.51 x 3.51)

Kitchen 11'6" x 11'8" (3.51 x 3.56)

Bedroom Four 8'9" x 6'4" (2.67 x 1.94)

Bedroom One 14'2" x 12'8" (4.33 x 3.88)

Bedroom Two 12'11" x 11'4" (3.95 x 3.47)

Bedroom Three 10'2" x 11'6" (3.11 x 3.51)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	85
(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	

Contact Us: 0191 236 2070

