





 Jan Forster



- Modern Detached House
- Four Bedrooms
- Ensuite Facility
- Exclusive Development
- Transport Links
- Beautifully Presented
- Stunning Kitchen/Family Room
- Garage + Driveway
- Local Facilities
- Council Tax Band: D



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Jan Forster Estates are delighted to bring to the sale market this beautifully presented and extended modern detached family home, ideally positioned within an exclusive residential development in the ever-desirable Haydon Grange. Offering generous living space, this property will particularly appeal to growing families and those looking to upsize.

The accommodation briefly comprises to the ground floor: an inviting entrance hallway, a lounge with a feature bay window, and an impressive, well-equipped modern kitchen fitted with a range of wall and floor units. Velux windows allow an abundance of natural light to fill the space, which flows seamlessly into a dining area and opens through to a bright and airy family room with direct access to the rear garden. A convenient ground floor WC and a separate utility room, which also provides rear access, complete the layout. To the first floor, the landing leads to four well-proportioned bedrooms- the main one benefitting from a stylish ensuite facility, alongside a contemporary family bathroom WC.

Externally, the property offers a small lawned garden to the front, a driveway providing off-street parking, and an attached garage. To the rear, there is a charming garden featuring artificial turf and patio areas- ideal for entertaining and alfresco dining during the warmer months.

Well regarded for its convenient location and strong community feel, the area offers a great range of local amenities including shops, cafés, supermarkets and well-regarded schools, along with easy access to green open spaces for those who enjoy outdoor activities. Popular with families and professionals alike, it also benefits from excellent transport links to Newcastle city centre, the vibrant coast and surrounding areas.

#### Tenure

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

Council Tax Band: D



Lounge 13'10" x 11'8" (4.24 x 3.58)

Kitchen/Family Room 29'7" x 21'1" ; 21'7" x 10'11" (9.03 x 6.44 ; 6.58 x 3.33)

Bedroom One 13'11" x 12'0" (4.25 x 3.66)

Bedroom Two 15'7" x 9'4" (4.77 x 2.86)

Bedroom Three 10'1" x 9'10" (3.09 x 3.01)

Bedroom Four 15'7" x 6'7" (4.75 x 2.02)

Utility 6'8" x 4'9" (2.05 x 1.46)

## The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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