



 Jan Forster

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Queens Court | Walbottle | Newcastle Upon Tyne | NE15 8JF

Offers In Excess Of £460,000



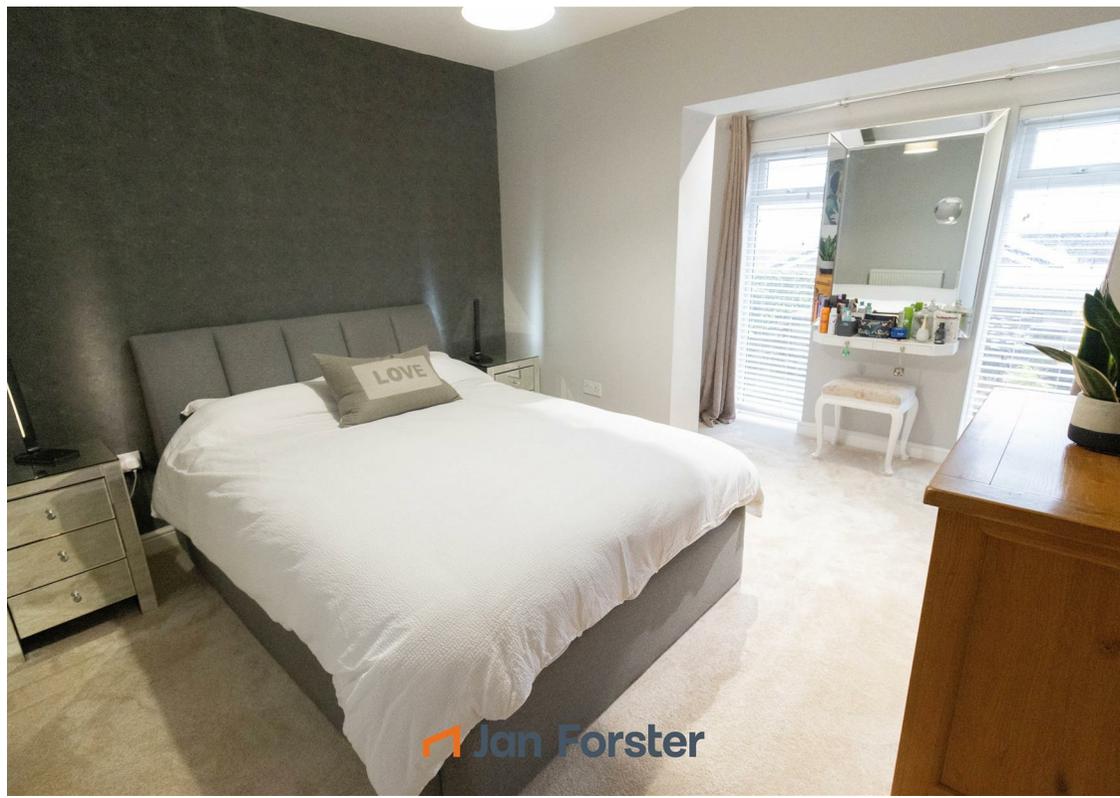
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- Rare To The Market
- Exceptional Bungalow
- Detached
- Exclusive Location
- Three Bedrooms
- Two Bathrooms
- Double Driveway
- Freehold
- Viewing Essential
- Call For More Information



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Situated within the highly sought-after Walbottle Village, this exceptional three-bedroom detached bungalow is rare to the market and occupies a generous, mature plot with beautifully landscaped gardens. Offering versatile and well-proportioned accommodation throughout.

The property is entered via a welcoming porch, opening into a spacious lounge featuring a charming wood-burning stove, creating a warm and inviting focal point ideal for cosy evenings. At the heart of the home is a beautifully appointed fitted kitchen, enhanced by a striking lantern roof that floods the space with natural light. The kitchen flows seamlessly into a dining area, which enjoys stunning open views and provides direct access to the rear garden, making it perfect for both everyday family life and entertaining. The bungalow offers three well-proportioned bedrooms, with the main bedroom benefitting from a dressing room and a private en-suite shower room. A modern family bathroom with WC completes the internal accommodation.

Externally, the home truly excels. Stunning, mature landscaped gardens surround the property, offering privacy, colour, and a peaceful outdoor retreat, perfect for relaxing or hosting family gatherings. A double garage and substantial driveway provide ample off-street parking.



Walbottle Village is a highly regarded residential area, known for its village charm while remaining extremely well connected. Families are well catered for with highly regarded local schools, nearby parks and open green spaces, and a strong community feel. Excellent road links provide easy access to Newcastle city centre, the A1, and surrounding business hubs, while local shops, amenities, and countryside walks are all within easy reach.

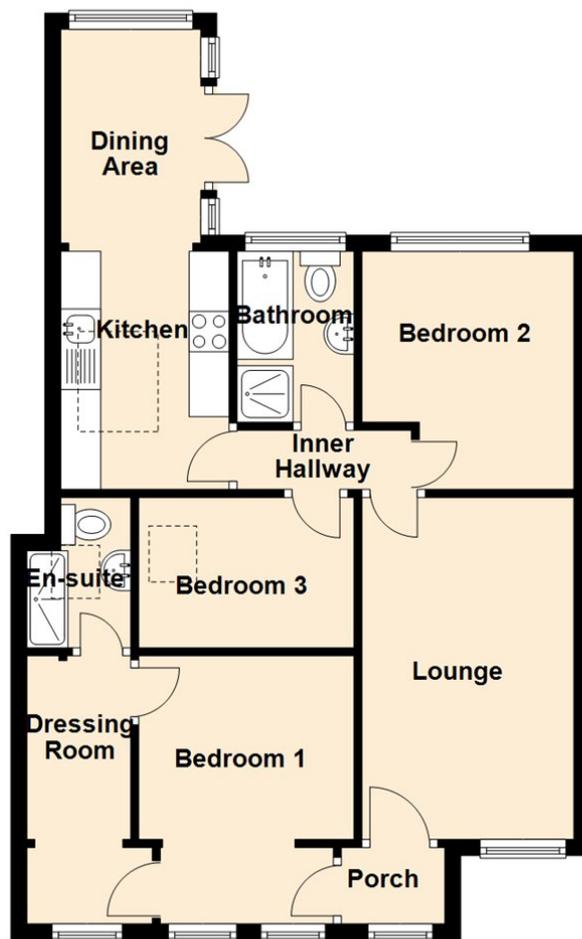
For more information and to book a viewing please call our team on 0191 236 2070.

#### Tenure

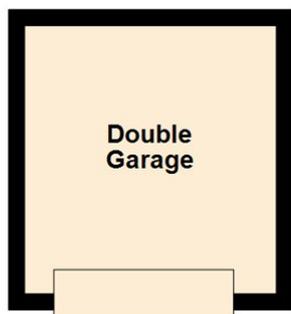
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band: D

### First Floor



### Ground Floor



Lounge 18'10" x 13'1" (5.76 x 4.00)

Kitchen 13'3" x 11'2" (4.06 x 3.41)

Dining Area 12'4" x 10'7" (3.77 x 3.24)

Bedroom One 14'6" x 11'7" (4.43 x 3.55)

Bedroom Two 11'10" x 13'4" (3.63 x 4.08)

Bedroom Three 8'3" x 11'9" (2.54 x 3.60)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</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 	

## The difference between house and home

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