

Ascot Drive | North Gosforth | NE13 6PN

£325,000

Viewing is highly recommended for this modern four-bedroom detached house, occupying a pleasant cul-de-sac position within this popular residential development in North Gosforth.

The property occupies a generous plot with a good-sized garden, driveway, and garage. It also benefits from four spacious bedrooms, an en-suite to the principal bedroom, a ground-floor WC, a 17ft dining kitchen with integrated appliances, and a separate utility room. Frequent transport links are available nearby, along with local shops, amenities, and schools. The A1 motorway is just a short distance away.

Briefly comprising an entrance hallway with a staircase leading to the first floor, the accommodation includes a sitting room to the front and a modern high-gloss dining kitchen to the rear. There is also a separate utility room and a ground-floor WC.

To the first floor are four generous bedrooms, including the principal bedroom with en-suite facilities, together with a family bathroom.

Externally, there is a generous rear garden, while to the front a driveway provides off-street parking and leads to a single garage.

Additional features include gas-fired central heating and uPVC double glazing throughout.

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Modern four-bedroom detached house

En-suite to the principal bedroom

17ft dining kitchen

Separate utility room

Generous rear garden

Frequent transport links

For any more information regarding the property please contact us today

ENTRANCE DOOR LEADS TO:
ENTRANCE HALL
Part glazed entrance door, staircase to first floor with spindle banister.

W.C. Double glazed window, low level WC, pedestal wash hand basin, and a radiator.

SITTING ROOM 15'11 x 10'9 (4.85 x 3.28m)
Double glazed window to front, and two radiators.

DINING KITCHEN 17'3 x 10'5 into 8'10 (5.26 x 3.18m)
Fitted with a range of wall and base units, 1 ½ bowl sink unit, double glazed French doors, integrated fridge, freezer, and dish washer, radiator and double glazed window to rear.

UTILITY 5'6 x 5'3 (1.68 x 1.60m)
Wall and base cupboards, space for automatic washer, and double glazed windows.

FIRST FLOOR LANDING
Access to roof space via loft ladder, built in cupboard, and a radiator.

BEDROOM ONE 10'3 (plus doorway) x 13'5 (3.12 x 4.09m)
Double glazed window to front, and a radiator.

EN SUITE
Walk in shower cubicle shower, pedestal wash hand basin, low level WC, part tiled walls, double glazed frosted windows to front, and an extractor fan.

BEDROOM TWO 11'6 x 9'10 (3.51 x 3.00m)
Double glazed window to rear, and a radiator.

BEDROOM THREE 12'4 (into recess) x 9'1 (3.76 x 2.77m)
Double glazed window to front, and a radiator.

BEDROOM FOUR 10'3 (into recess) x 9'6 (3.12 x 2.90m)
Double glazed window to rear, and radiator.

FAMILY BATHROOM
Three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, radiator, extractor fan, double glazed frosted window.

FRONT GARDEN
Driveway, and planted borders.

GARAGE
Integral, up and over door, light and power points, and a combination boiler.

REAR GARDEN
Laid mainly to lawn, patio, and fenced boundaries.

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PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: TBC
Mobile Signal Coverage Blackspot: No
Parking: Driveway & Garage

MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

TENURE
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Management & Maintenance Charge: £12.00 per month

COUNCIL TAX BAND: D

EPC RATING: B

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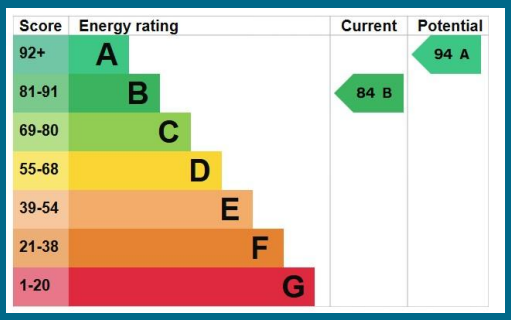




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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

The Property Ombudsman

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