



 Jan Forster

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Newlands Avenue | Melton Park | Newcastle Upon Tyne | NE3 5PX

Price £495,000



- Envious Position
- Four Bedrooms
- Three Reception Rooms
- Great Transport Links
- Viewing Essential
- Generous Semi Detached
- Ideal Family Home
- Excellent Amenities
- Freehold
- Call For More Information





This impressive, four-bedroom home is located on the highly sought-after Newlands Avenue in Melton Park and offers generous and versatile living accommodation, perfectly suited to modern family life.

The area offers superb access to an excellent range of local amenities, including well-regarded schools, independent shops, supermarkets, cafés and restaurants. Gosforth High Street is just a short distance away, offering a vibrant selection of retail and leisure facilities, while the nearby Newcastle Racecourse provides additional recreational appeal. The area is further enhanced by convenient transport links, making it ideal for commuters and families alike.

The accommodation briefly comprises a welcoming reception hallway leading to a spacious lounge and a separate dining room with French door access to the rear garden. The heart of the home is the superb breakfasting kitchen/family room, providing an excellent social space, with additional French door access to the rear and complemented by a useful utility room and a ground floor WC.

To the first floor, there are four well-proportioned bedrooms, the principal bedroom benefiting from its own en-suite shower room. A contemporary family bathroom/WC serves the remaining bedrooms.

Externally, the property boasts a well-maintained garden to the rear with a patio area and lawn, offering a peaceful setting for outdoor relaxation and entertaining. To the front, there is an attractive garden and a driveway providing ample off-street parking, with a useful electric vehicle charger.

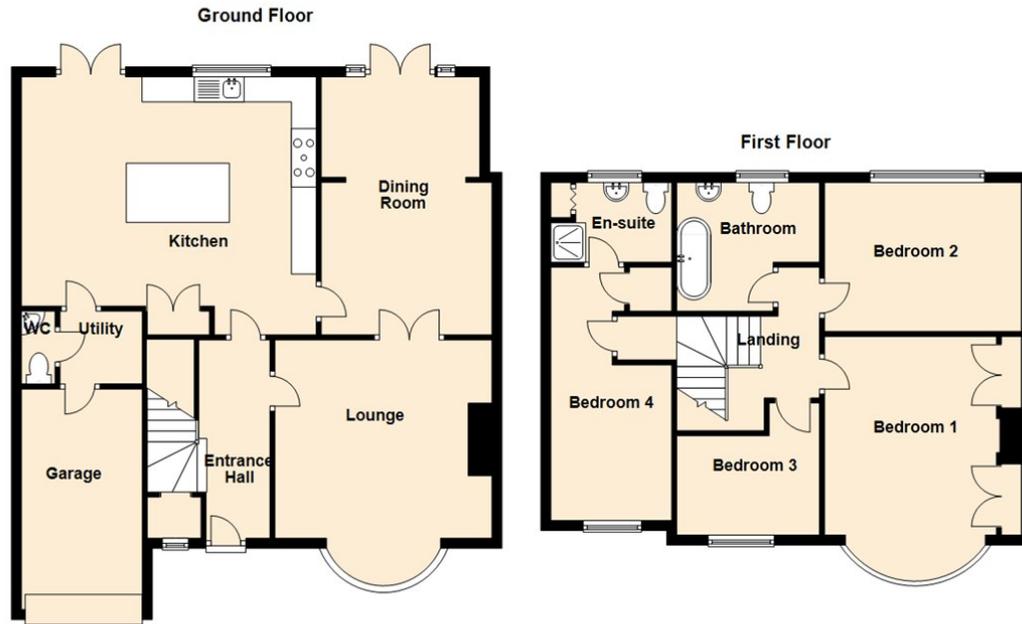
Early viewing is highly recommended to fully appreciate the quality, space, and prime location this exceptional home has to offer. Please call our Gosforth branch for more information on 0191 236 2070.

#### Tenure

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

Council Tax Band: E





Lounge 16'0" x 14'3" (4.90 x 4.36)

Dining Room 16'5" x 11'3" (5.01 x 3.45)

Breakfasting Kitchen 19'4" x 17'3" (5.91 x 5.27)

Utility Room 4'8" x 4'8" (1.44 x 1.43)

Bedroom One 16'2" x 13'3" (4.94 x 4.06)

Bedroom Two 13'3" x 10'3" (4.06 x 3.13)

Bedroom Three 9'5" x 8'11" (2.89 x 2.72)

Bedroom Four 15'8" x 7'10" (4.79 x 2.39)

## 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	

Contact Us: 0191 236 2070



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