



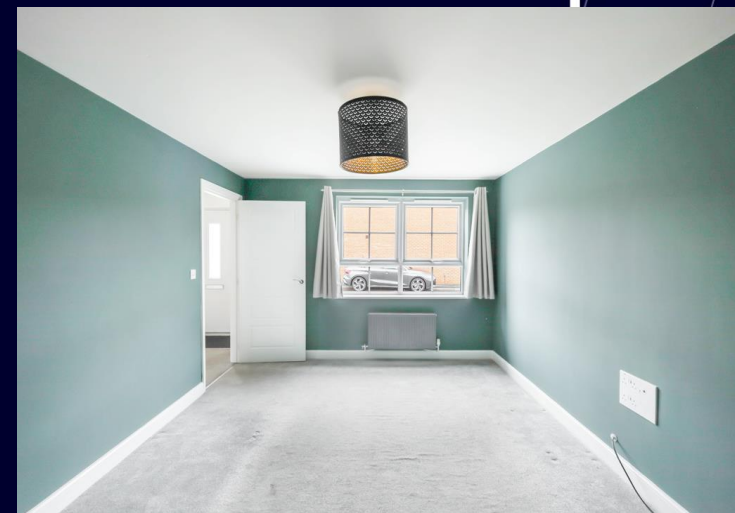
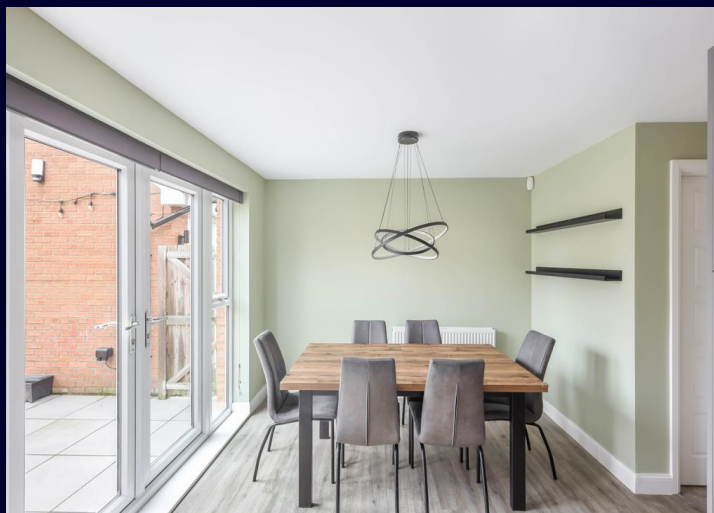
42 Ascot Drive

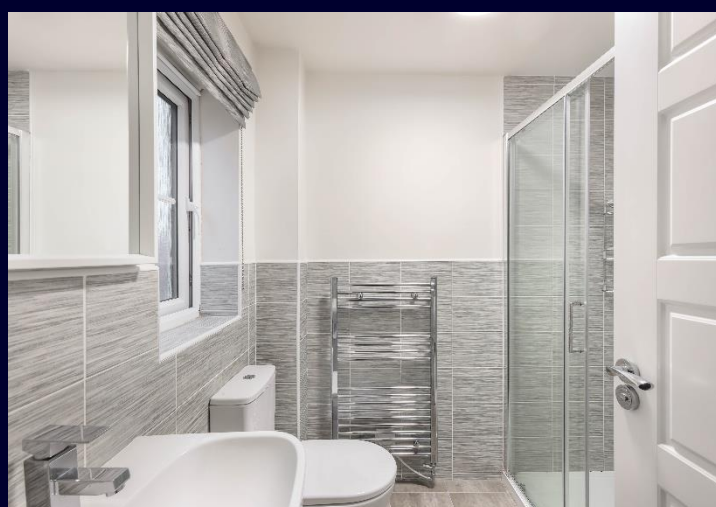
North Gosforth



42 Ascot Drive, North Gosforth, NE13 6PN

42 Ascot Drive is a generous four bedroom detached family home, complemented by a detached single garage. On entering the property, you are welcomed into a spacious hallway on the ground floor which comprises a comfortable living area, a downstairs WC, a useful storage cupboard and a spacious kitchen with adjoining utility area. The kitchen is well equipped with integrated appliances including a fridge freezer, dishwasher, gas hob and electric oven, as well as offering ample space to comfortably accommodate a dining table and chairs, making it ideal for both everyday family use and entertaining. Double French doors open directly from the kitchen into the rear garden, allowing for plenty of natural light and creating a seamless connection between indoor and outdoor living



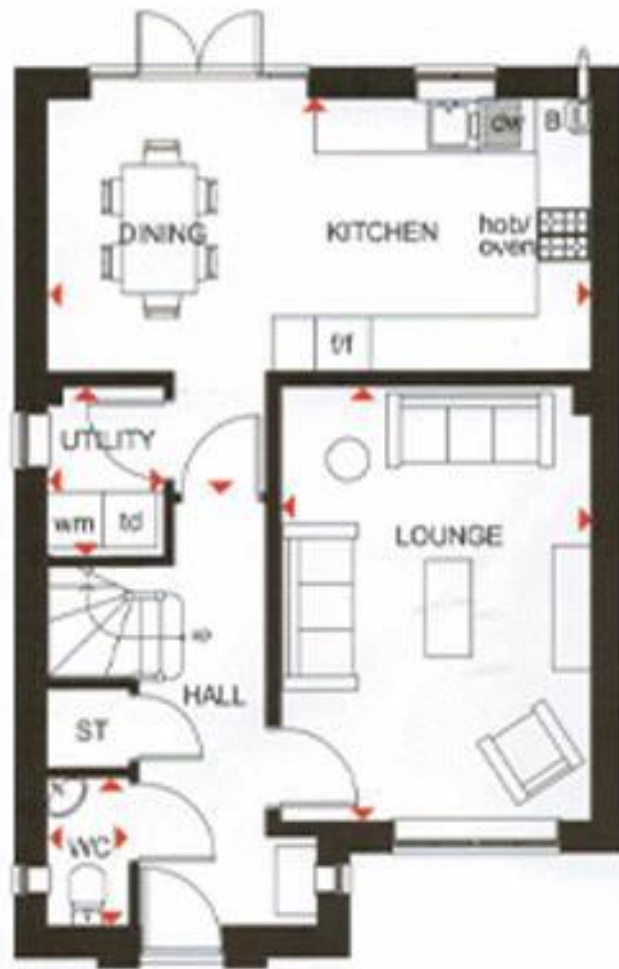


To the first floor, the property offers four well proportioned double bedrooms. Two bedrooms are positioned to the front of the house, including the principal bedroom, which benefits from its own ensuite shower room. The remaining two bedrooms overlook the rear garden and are also notably spacious. The family bathroom serves the rest of the household and includes a bath with shower over.

The rear garden benefits from a desirable south facing aspect and is attractively arranged with a lawned area, a patio suitable for outdoor seating and an additional decked area towards the rear, providing versatile spaces for relaxation and entertaining throughout the day.

Services | Mains; Electricity, Gas, Water, Drainage | Tenure; Freehold | Council Tax; Band D | Energy Performance Certificate; Rating B

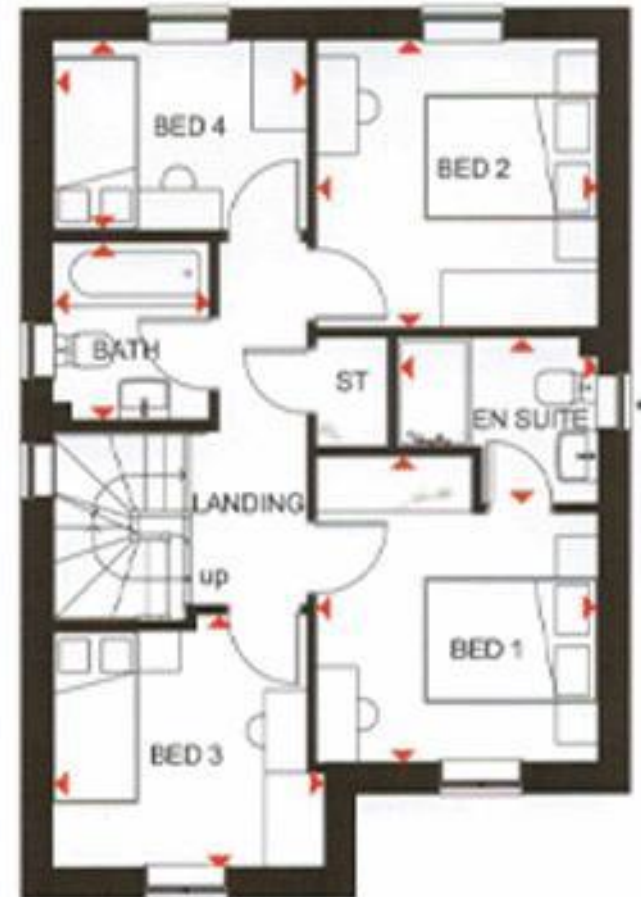
Price Guide: Guide Price £325,000



Ground Floor

Lounge	3370 x 4710mm	11'1" x 15'5"
Kitchen/Dining	5895 x 4268mm	19'4" x 14'0"
WC	904 x 1627mm	3'0" x 5'4"
Utility	1287 x 1841mm	4'3" x 6'0"

[Approximate dimensions]



First Floor

Bedroom 1	3054 x 3328mm	10'0" x 10'11"
En Suite	2181 x 1816mm	7'2" x 5'11"
Bedroom 2	3054 x 3123mm	10'0" x 10'3"
Bedroom 3	2935 x 2747mm	9'8" x 9'0"
Bedroom 4	2754 x 2065mm	9'0" x 6'9"
Bathroom	1700 x 1937mm	5'7" x 6'4"

[Approximate dimensions]







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