





- **Stunning Family Home**
- **Stone Built**
- **Four Double Bedrooms**
- **Two Bathrooms**
- **Two Reception Rooms**
- **Garage and Driveway**
- **Freehold**
- **Council Tax Band *D***
- **Viewing Recommended**
- **Call For More Information**





**** Video Tour on our YouTube Channel | <https://youtu.be/HN6a2Z912DI> ****

Jan Forster estates are delighted to present this stunning stone-built semi-detached family home, positioned in a semi-rural location in a desirable area of Gateshead.

The location is close to a fantastic range of local amenities, including Ravensworth Golf Club, the picturesque Angel of the North Fishing Lakes and shops at the Team Valley Trading Estate along with excellent transport connections via the nearby A1, with swift access North and South.

The property effortlessly combines timeless charm with contemporary family living and briefly comprises: - entrance porch, hallway, spacious lounge with bay window, dining room and a stylish kitchen breakfast room with fitted wall and floor units and French doors access to the rear. There is also a handy utility room and ground floor WC. To the first floor off the split-level landing, there are four generously sized bedrooms, the main with an en suite and access to a private balcony, providing tranquil views over the rear garden. There is also a contemporary four-piece family bathroom offering a separate bath and shower for everyday convenience. Further benefits include gas central heating and double glazing.

Further enhancing this already impressive property is an easy to maintain garden to the front and a driveway leading to the secure garage. There is also a very generous and well stocked rear garden, with a patio, lawn, raised planters and a summer house – an ideal space for outdoor dining, play, and gardening enthusiasts.

This fantastic home offers an abundance of space, style, and comfort throughout and early viewing is highly recommended to fully appreciate everything this unique home has to offer which can be sold with no onward chain.

Tenure

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

Council Tax Band *D*





- Lounge 13'1" x 15'6" (4.00 x 4.73)
- Dining Room 14'6" x 13'8" (4.42 x 4.17)
- Kitchen 9'6" x 21'0" (2.91 x 6.41)
- Utility Room 12'1" x 10'6" (3.69 x 3.21)
- Bedroom One 16'0" x 13'3" (4.90 x 4.05)
- Bedroom Two 13'2" x 17'7" (4.02 x 5.37)
- Bedroom Three 15'3" x 11'6" (4.65 x 3.52)
- Bedroom Four 8'5" x 10'11" (2.59 x 3.33)

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) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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