

# BRUNTON

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## RESIDENTIAL



**ASCOT DRIVE, NORTH GOSFORTH PARK, NE13**

**Offers Over £250,000**

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Delightful three-bedroom semi-detached family home occupying a pleasant position within the popular North Gosforth Park development.

A particular highlight is the spacious open-plan kitchen and dining room extending across the rear of the property, providing an excellent family and entertaining space with French doors opening onto the generous rear garden. The comfortable lounge, principal bedroom with en-suite shower room and contemporary finish throughout further enhance the home's appeal.

Ascot Drive enjoys a desirable position within North Gosforth, offering excellent access to local amenities, supermarkets, schools and scenic walks. The property is well placed for Newcastle city centre, the A1, Newcastle International Airport and the wider region, making it an excellent choice for commuters while still benefiting from a peaceful residential setting.

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The internal accommodation comprises: an entrance hallway with a staircase rising to the first floor and a convenient ground floor WC. Located to the left of the hallway is a generous lounge, enjoying a pleasant front-facing aspect and providing a comfortable reception space for everyday living. The lounge flows naturally into the open-plan kitchen and dining room, creating an excellent layout for both families and entertaining.

The kitchen/dining room extends across the full width of the rear of the property and is undoubtedly the heart of the home. The kitchen is fitted with a comprehensive range of modern wall and base units, complemented by generous worktop space and integrated cooking appliances. There is ample room for a family dining table, whilst windows overlooking the rear garden and French doors opening onto the patio allow an abundance of natural light to flood the space and create a seamless connection between the indoor and outdoor living areas.

To the first floor, the landing provides access to three bedrooms and the family bathroom. The principal bedroom benefits from a contemporary en-suite shower room. Bedroom two is another well proportioned double bedroom, whilst bedroom three offers an ideal child's bedroom, nursery or home office. Completing the accommodation is a modern family bathroom with shower over the bath, wash hand basin and WC.

Externally, the property benefits from a driveway providing off-street parking to the front, while to the rear is a generous enclosed West facing garden comprising a substantial paved patio, ideal for outdoor dining and entertaining, together with a good-sized lawn offering plenty of space for children and pets.



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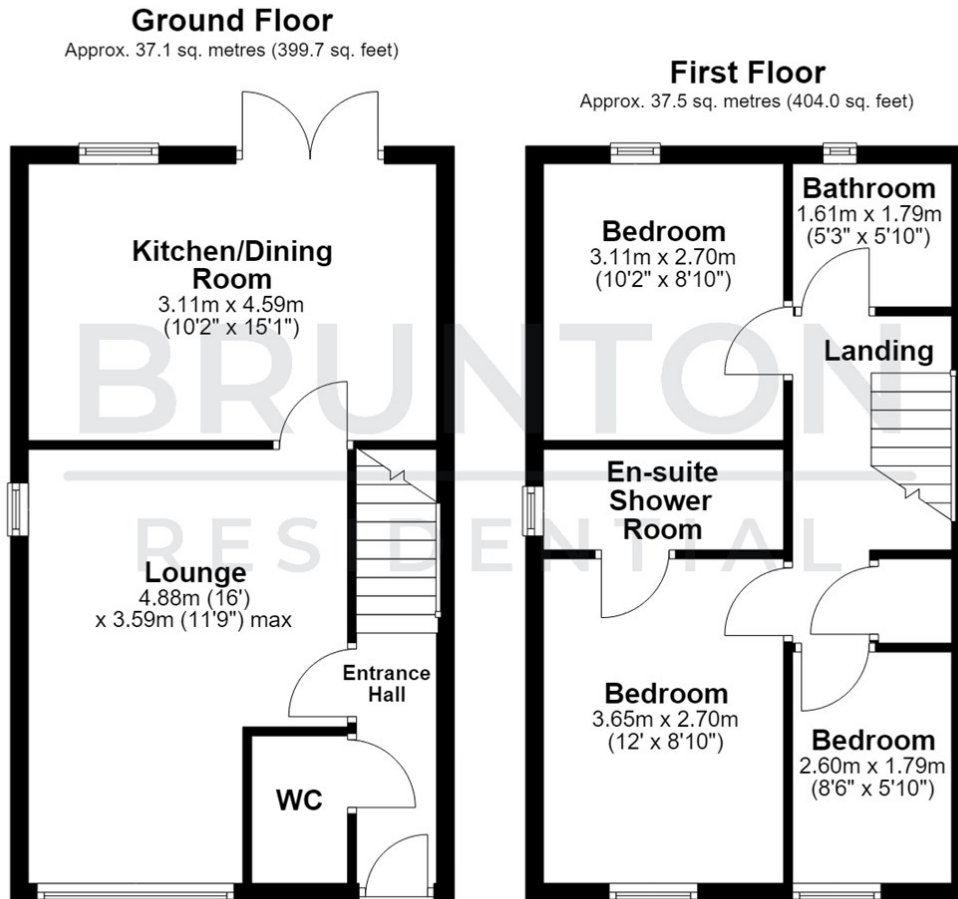
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TENURE : Freehold

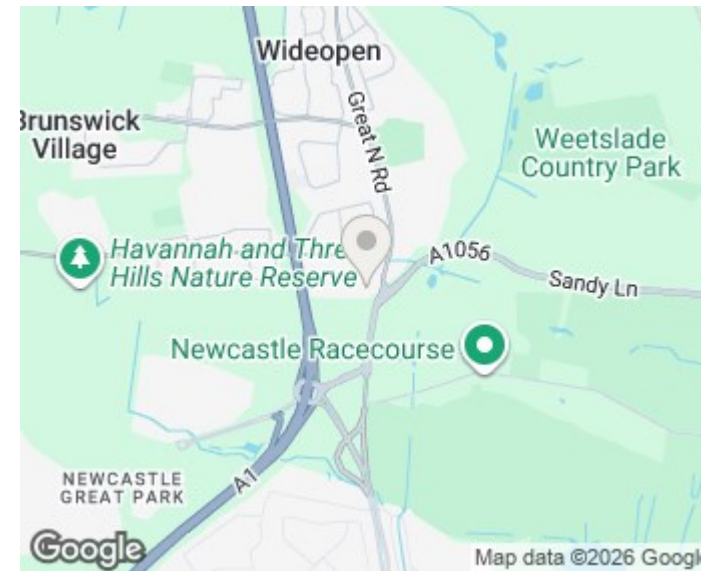
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : B



Total area: approx. 74.7 sq. metres (803.7 sq. feet)



Energy Efficiency Rating	
Current	Potential
84	96
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>	
<small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small>	