

# BRUNTON

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## RESIDENTIAL



**ASCOT DRIVE, NORTH GOSFORTH, NE13**

**Offers Over £260,000**

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Brunton Residential are pleased to present this well appointed three bedroom semi detached home located within the desirable area of North Gosforth.

The property offers spacious and well balanced accommodation, including a generous kitchen/dining area with direct access to the rear garden, creating an ideal space for both everyday living and entertaining.

The home features three well proportioned bedrooms, including a principal bedroom benefiting from an en-suite shower room. In addition, the property provides a family bathroom and a ground floor WC.

Externally, the property benefits from a detached garage and a private driveway providing off-street parking for multiple vehicles. To the rear there is an enclosed garden, offering a private outdoor space suitable for relaxing and family use.

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Brunton Residential are pleased to present this well proportioned three bedroom property, offering modern family living in a desirable location.

The accommodation begins with an entrance hall featuring stairs to the first floor, a convenient storage cupboard, and access to a ground floor WC. To the left, there is a spacious dual-aspect lounge, providing a bright and comfortable living area.

The kitchen/diner is fitted with a range of contemporary wall and base units and integrated appliances, including an oven, hob, and extractor fan. There is ample space for a dining table, a window overlooking the garden, and French doors that open directly onto the rear garden, making this an ideal space for entertaining and family life.

On the first floor, the landing leads to three bedrooms. The principal bedroom is a generous double with dual-aspect windows and its own en-suite shower room. The second bedroom is also a double, while the third is a single room suitable for a nursery, guest room, or home office. A family bathroom, fitted with a bath and overhead shower, washbasin, and WC, completes the first-floor accommodation.

Externally, the property benefits from a good-sized side garden, mainly laid to lawn with a paved and a decking seating area and fenced boundaries, offering a pleasant and enclosed outdoor space with evening sun. Additional features include a detached garage and driveway providing off-street parking.



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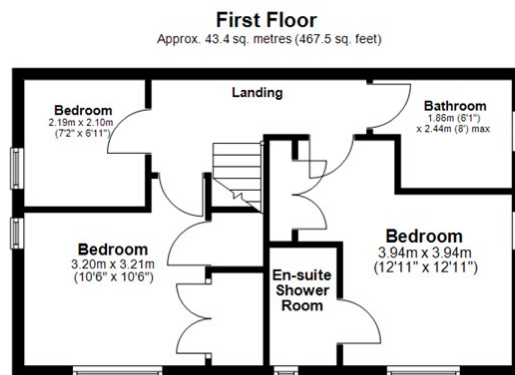
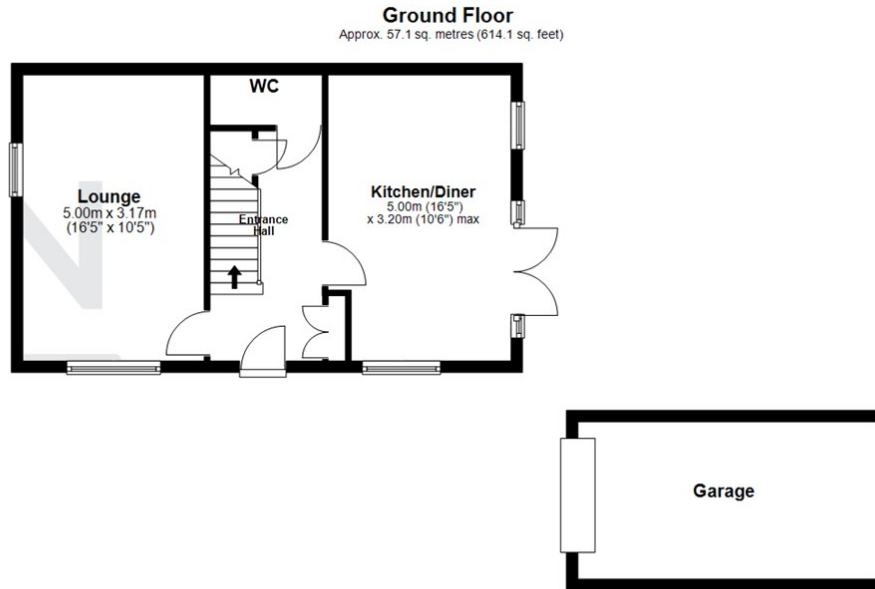
## RESIDENTIAL

TENURE : Freehold

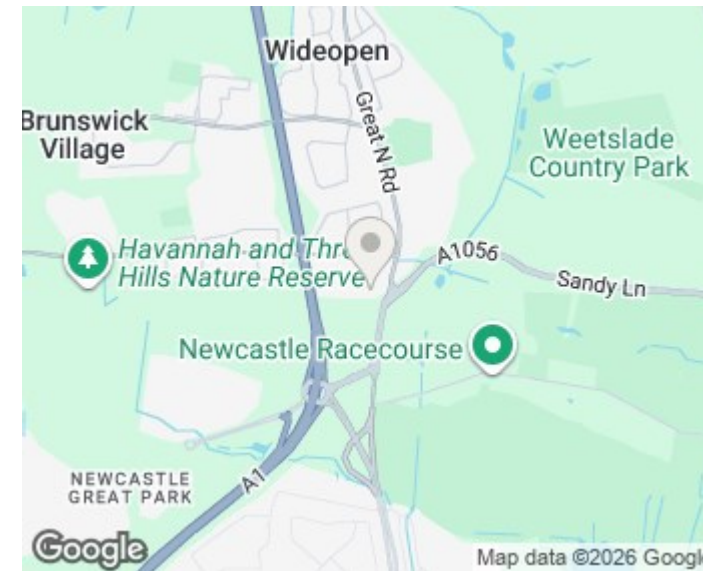
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : B



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>84</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>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	