





- Semi-Detached Bungalow
- Open Plan Living
- Ensuite Facility
- Off-Street Parking
- Transport Links
- Immaculately Presented
- Four Bedrooms
- Gardens to Three Sides
- Local Facilities
- Council Tax Band: B





Jan Forster Estates are delighted to welcome to the market this immaculately presented throughout semi-detached bungalow, situated on the popular Gosforth Park Villas in North Gosforth.

Set within a welcoming community, the area offers an excellent balance of everyday convenience and access to green open spaces, with nearby parks and Gosforth Racecourse providing peaceful settings for walking and outdoor leisure. The property is also well-positioned for reputable schools, making it particularly appealing for families. A range of amenities are close by, while Gosforth High Street is just a short distance away, offering an extensive selection of supermarkets, shops, restaurants, and bars, with further retail and leisure opportunities available in Newcastle city centre. The location is well-connected, benefiting from strong road links and accessible public transport for easy travel across the region.

The accommodation briefly comprises an inviting entrance hallway leading into a stunning open-plan living space, thoughtfully designed for modern living. The contemporary kitchen is fitted with a range of wall and base units, integrated appliances, and a stylish breakfast bar, seamlessly flowing into the dining and lounge areas. This impressive space is flooded with natural light, enhanced by floor-to-ceiling windows, Velux rooflights, and French doors opening onto the rear garden.

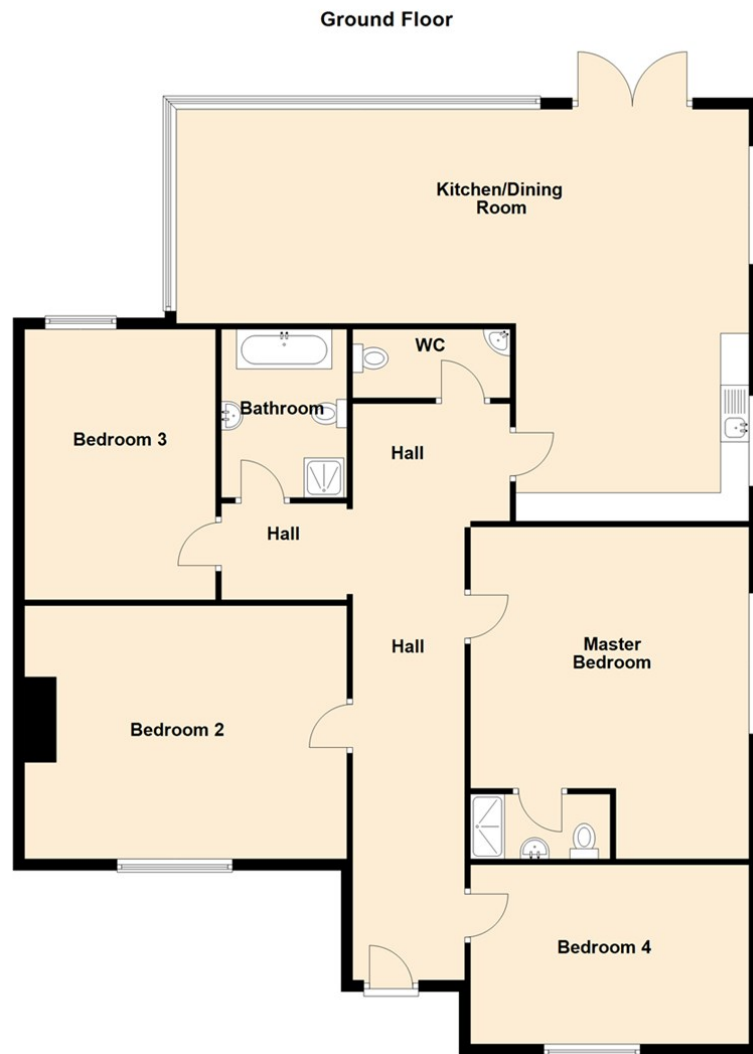
The property offers four well-proportioned bedrooms, one of which could easily be utilised as an additional reception room if desired, while the principal bedroom benefits from a private ensuite. A modern four-piece family bathroom WC and a separate WC provide added convenience. Externally, the property enjoys gardens to three sides along with off-street parking.

This is truly a home to be proud of! To arrange a viewing, please call our team on 0191 236 2070.

Tenure: Freehold- however, this should be confirmed with a licensed legal representative.

Council Tax Band: B





- Lounge-Diner 26'6" x 11'6" (8.09 x 3.53)
- Kitchen Area 11'11" x 8'9" (3.64 x 2.67)
- Bedroom One 14'11" x 13'8" (4.55 x 4.17)
- Bedroom Two 15'8" x 10'11" (4.79 x 3.33)
- Bedroom Three 8'11" x 8'11" (2.72 x 2.73)
- Bedroom Four 12'11" x 6'5" (3.96 x 1.98)

Video Tour

The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Contact Us: 0191 236 2070



www.janforsterestates.com

