



 **Jan Forster**

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The Fairway | Brunton Park | Newcastle Upon Tyne | NE3 5AQ

Price £550,000



- Beautiful Dormer Bungalow • Semi Detached
- Stunningly Extended • Golf Course Views
- Landscaped Gardens • Four Bedrooms
- Two Bathrooms • Utility Room
- Garage & Driveway • Viewing Essential





\*\* Video Tour on our YouTube Channel | <https://youtu.be/3VCfFfs8DUA> \*\*

Situated in a highly sought-after position on The Fairway in Brunton Park, Gosforth, this beautiful semi-detached Dormer Bungalow enjoys an enviable position, overlooking the golf course. Stunningly extended and thoughtfully enhanced, the property offers spacious and versatile accommodation.

The ground floor opens into a welcoming hallway leading to a bright and elegant lounge featuring a charming bay window. To the rear, the heart of the home is a fantastic open-plan kitchen and family room, beautifully designed with stylish units, integrated appliances, French doors opening onto the garden and Velux windows that flood the space with natural light. This level also benefits from a generous ground floor bedroom, a well-appointed utility room with additional access to the rear, and a stylish shower room, providing flexible living options.

Upstairs, there are three further bedrooms, including a superb second bedroom with a Juliet balcony enjoying elevated views. A lavish four-piece family bathroom featuring a double ended bath and twin vanity unit completes the first floor.

Externally, the property is complemented by a garden and paved driveway to the front, providing off-street parking. To the rear, there is an extensive, beautifully landscaped, and well-stocked garden featuring a generous patio area, perfect for outdoor dining and entertaining, while enjoying uninterrupted views over the golf course.

This exceptional four-bedroom home combines character, contemporary living, and a prime location, making it a rare opportunity in one of Gosforth's most desirable addresses. For more information and to book a viewing please call our dedicated team on 0191 236 2070.

#### Tenure

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

Council Tax band: D





Lounge 12'3" x 12'2" (3.75 x 3.72)

Dining Area 17'2" x 12'2" (5.25 x 3.72)

Open Plan Kitchen Family Room 36'9" x 10'9" (11.22 x 3.28)

Utility Room 19'11" x 6'8" (6.09 x 2.05)

Bedroom One 12'2" x 9'10" (3.71 x 3.01)


Bedroom Two 12'2" x 11'11" (3.71 x 3.65)

Bedroom Three 9'0" x 10'0" (2.76 x 3.07)

Bedroom Four 6'2" x 9'10" (1.89 x 3.01)

## 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) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Contact Us: 0191 236 2070



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