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# ASCOT DRIVE, NORTH GOSFORTH PARK, NE13

£325,000

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Attractive four-bedroom detached Barratt home, offering spacious family accommodation, a full-width kitchen/diner and beautifully presented gardens.

Situated within the popular North Gosforth Park development, this well-presented home offers a practical layout ideally suited to modern family living. The ground floor features a separate lounge, a spacious kitchen/diner extending across the rear of the property, a useful utility room and a convenient WC. Upstairs, four good-sized bedrooms include a principal bedroom with en-suite facilities, complemented by a family bathroom. Externally, the property benefits from a double-width driveway and attractive landscaped gardens to both the front and rear. The rear garden features a generous tiled patio and lawn, with French doors from the kitchen/diner creating an excellent connection between indoor and outdoor living.

North Gosforth offers convenient access to the amenities of Newcastle Great Park, including shops, supermarkets, cafés and restaurants, alongside local schooling and leisure facilities. The nearby A1 provides road connections towards Newcastle city centre and the wider North East, while local green spaces offer opportunities for walking and outdoor recreation.

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The internal accommodation comprises a welcoming entrance hallway, accessed via a front door leading from a large tiled pathway. To the left is a comfortable lounge, featuring a forward-facing window that allows natural light into the room, while directly to the right is the staircase rising to the first floor.

To the rear of the property is a spacious kitchen/diner extending across the full width of the house, creating an excellent space for everyday family life and entertaining. The kitchen is fitted with a range of wall and base units alongside integrated appliances, while the dining area provides ample room for a family dining table. French doors open directly onto the rear garden, creating a seamless connection between the internal living space and the outside. Positioned alongside the kitchen/diner is a useful utility room, together with a convenient ground-floor WC.

The first-floor landing provides access to four well-proportioned bedrooms, all offering good-sized accommodation. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom fitted with a three-piece suite comprising a bath with shower over, WC and wash hand basin.

Externally, the property benefits from a double-width driveway providing off-street parking, complemented by a beautifully presented and landscaped front garden. To the rear is a well-maintained garden featuring a generous tiled patio immediately beyond the French doors, leading onto a lawned area beyond. This attractive outdoor space provides an ideal setting for relaxing, entertaining and enjoying family life.





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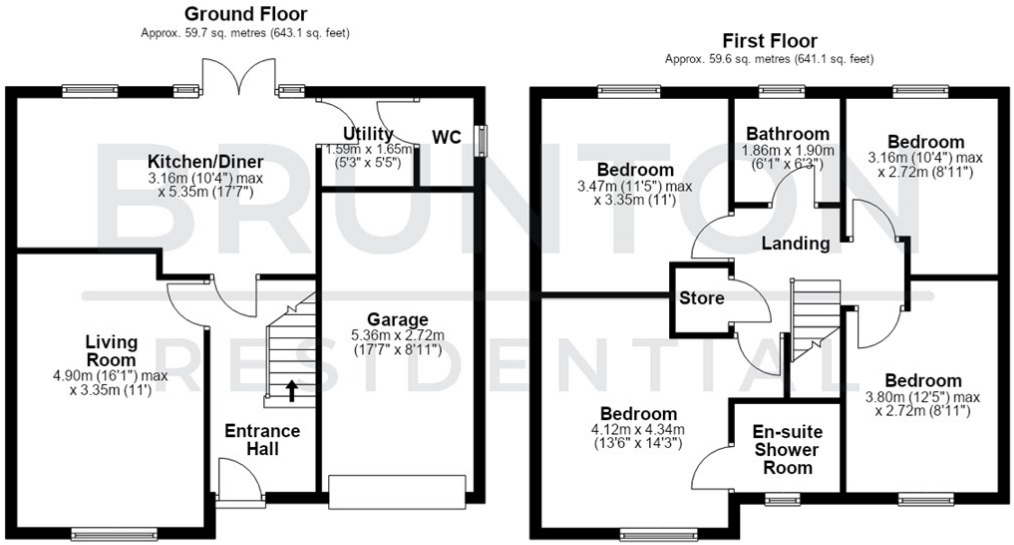
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : B




Total area: approx. 119.3 sq. metres (1284.2 sq. feet)

