



 Jan Forster

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Windsor Court | Kingston Park | Newcastle Upon Tyne | NE3 2YJ

Price £295,000



 Jan Forster



- Popular Location
- Ideal Family Home
- Off Street Parking
- Freehold
- Viewing Essential
- Extended Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Close To Amenities
- Call For More Information



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This immaculately presented three-bedroom semi-detached home is situated in the highly sought-after Windsor Court, Kingston Park.

The property enjoys an enviable location close to a wide range of amenities, including well-regarded schools, local shops and retail park. Excellent transport links are also a key feature, with easy access to the Metro line, bus routes, and the A1 motorway, making commuting and travel exceptionally convenient.

Inside, the home has been thoughtfully extended on the ground floor to provide generous and versatile living space. Upon entering, you're welcomed into a bright entrance porch leading to a hallway and a spacious lounge, which benefits from double doors opening into the dining room. This flowing layout continues with French doors that lead out to the rear garden, while the modern fitted kitchen offers both style and functionality. Adjoining the kitchen is a charming snug area, complete with French doors providing access to the garden, enhancing the sense of indoor-outdoor living. Upstairs, the first floor comprises three well-proportioned bedrooms, each offering ample space, and there is a stylish and contemporary shower room with WC. Further benefits include gas central heating and double glazing.



Externally, the home offers a driveway to the front, providing off-street parking and access to a garage with space for a smaller car. To the rear, you'll find a beautifully landscaped garden featuring a patio area and astro turf - an ideal setting for outdoor entertaining or relaxing during the warmer months.

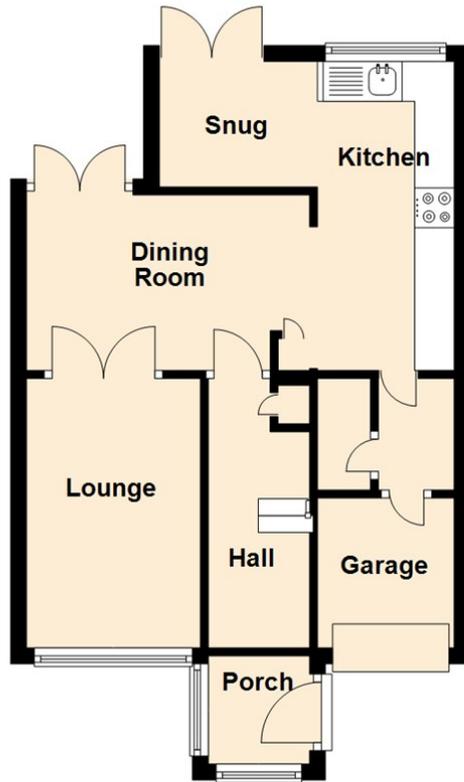
This home is an excellent opportunity for families or anyone seeking a well-located and spacious property with high-quality finishes throughout. For more information or to arrange a viewing, please contact our Gosforth team on 0191 236 2070.

Tenure

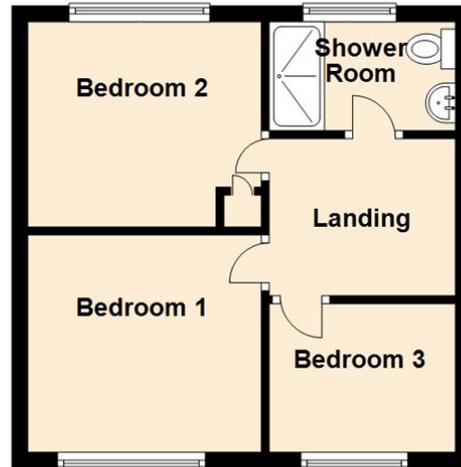
The agent understands the property to be freehold; however, this should be verified by a licensed legal representative.

Council Tax Band: C

Ground Floor



First Floor



Lounge 14'1" x 11'5" (4.30 x 3.50)

Dining Area 18'0" x 10'9" (5.50 x 3.30)

Kitchen Snug 19'8" x 17'0" (6.00 x 5.20)

Bedroom One 12'1" x 11'5" (3.70 x 3.50)

Bedroom Two 10'9" x 11'7" (3.30 x 3.54)

Bedroom Three 8'8" x 7'10" (2.65 x 2.40)

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) A | | |
| (81-91) B | | 84 |
| (69-80) C | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



www.janforsterestates.com

Contact Us: 0191 236 2070

