





- Sought After Location
- Detached Family Home
- Ground Floor WC
- EV Charger
- Council Tax Band \*C\*
- Three Bedrooms
- Utility Room
- Garage & Off Street Parking
- Hive Smart Heating
- **BACK ON THE MARKET AS OF 04/06/24**





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**\*\* Video Tour on our YouTube Channel | <https://youtu.be/-BW-eQ9RReU> \*\***

Jan Forster Estates are delighted to welcome to the market this stunning 3-bedroom, 2-bathroom detached house, positioned in a sought-after location in the heart of Newcastle upon Tyne. This modern home boasts a harmonious blend of comfort and luxury; perfect for those seeking an elevated lifestyle.

Internally the property briefly comprises to the ground floor; entrance hall, bright and airy lounge with feature walk-in bay window and under stair store, fantastic 17ft kitchen diner with a range of fitted wall and floor units along with integrated appliances including a wine cooler. There are also French doors leading to the rear garden, a handy utility room and a ground floor WC.

Off the landing, to the first floor, there are three generous bedrooms; two with fitted wardrobes and the main with a dressing area and en-suite shower room. Completing the first floor is the three piece family bathroom WC.

Externally to the front, there is a garden and driveway providing off-street parking leading to the integral garage. There is also a South-facing rear garden with a generous decked area and lawn; a perfect space for relaxing or entertaining in the warmer months.

Conveniently located in a sought-after neighbourhood, this property offers the perfect combination of tranquillity and accessibility. Don't miss the opportunity to make this exceptional property your new home. Schedule a viewing today and experience the epitome of luxurious living in Newcastle upon Tyne.

For more information please contact our Gosforth branch on 0191 236 2070.

Council Tax band \*C\*.

The owner is an employee of Jan Forster Estates and therefore in accordance with the Estate Agents Act 1979 and other legislation is considered to be an Estate Agent by association and we are making this disclosure to avoid any potential conflict of interests.





Lounge 10'3" x 17'5" (3.14 x 5.32)

Kitchen Dining Room 8'3" x 17'4" (2.54 x 5.30)

Utility Room 5'1" x 5'0" (1.57 x 1.53)

Bedroom One 19'2" x 9'0" (5.85 x 2.76)

Bedroom Two 10'5" x 11'2" (3.19 x 3.42)

Bedroom Three 10'9" x 6'4" (3.29 x 1.94)

Tenure

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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