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## Ascot Drive

North Gosforth, NE13 6PN

DETACHED HOME - STUNNING CONDITION - OPEN ASPECT TO FRONT

Brunton Residential are delighted to offer this detached home located on Ascot Drive in North Gosforth. This stunning home is in an immaculate condition and has a completely open aspect to the front.

**£325,000**

# 80 Ascot Drive

North Gosforth, NE13 6PN



This bright and spacious property briefly comprises: entrance hall with storage cupboard and a separate WC. There is a lounge with windows to two sides and an installed media wall. A kitchen/dining space offers a range of wall and floor units with coordinated work surfaces and French doors leading to the rear gardens. To the first floor is one of two master bedrooms, with en-suite shower room and windows to two sides. Another well sized bedroom has use of the family bathroom WC. The second floor has two further bedrooms one of which have an en-suite shower room but both are easily large enough to house large beds and furniture.

The external space on this home is excellent, it is accessed at the bottom of a cul-de-sac and has a long driveway offering off street parking and garage access.

There are wrap around gardens all of which look over an agricultural field offering a completely open aspect from nearly all the properties windows and out door spaces.

## ON THE GROUND FLOOR

Hallway

Store

WC

Lounge

16'5" x 10'4" (5.00m x 3.16m)

Kitchen/Dining Room

16'5" x 10'7" (5.00m x 3.22m)

## ON THE FIRST FLOOR

Landing

Bathroom

Bedroom

10'8" x 10'4" (3.24m x 3.16m)

Bedroom

11'4" x 10'7" (3.45m x 3.22m)

En-suite

Store

## ON THE SECOND FLOOR

Landing

Bedroom

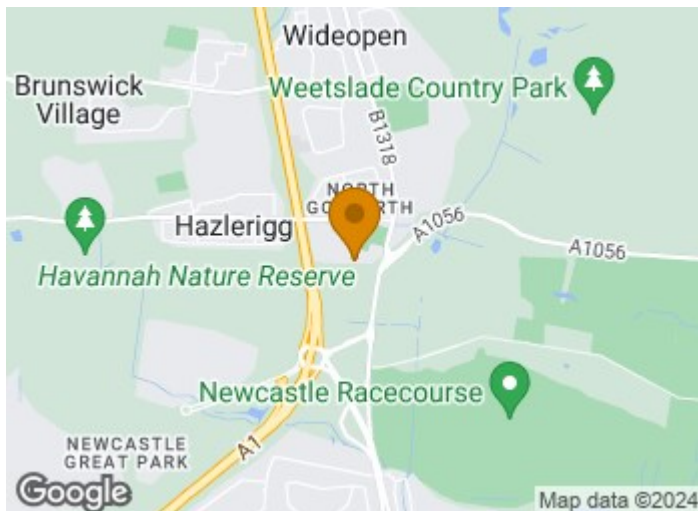
12'1" x 10'1" (3.68m x 3.08m)

En-suite

Bedroom

12'1" x 10'4" (3.68m x 3.16m)

Disclaimer



- STUNNING VIEWS
- CUL-DE-SAC LOCATION
- FOUR BEDROOMS
- PERFECT FAMILY HOME
- GARAGE & DRIVEWAY
- WRAP AROUND GARDENS

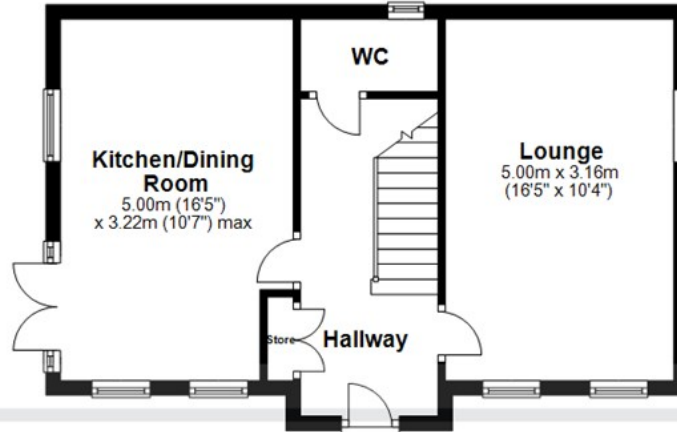




## Floor Plan

### Ground Floor

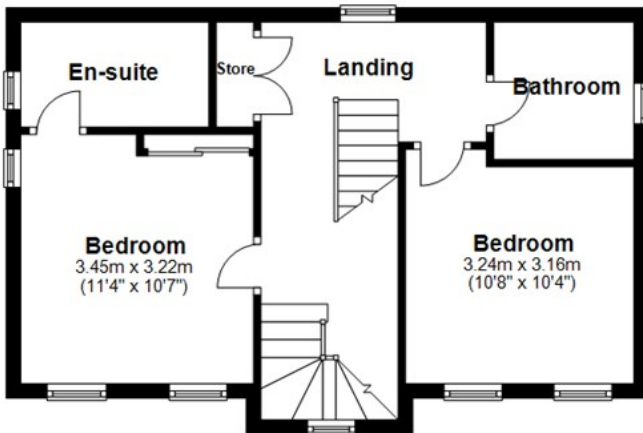
Approx. 43.3 sq. metres (466.4 sq. feet)



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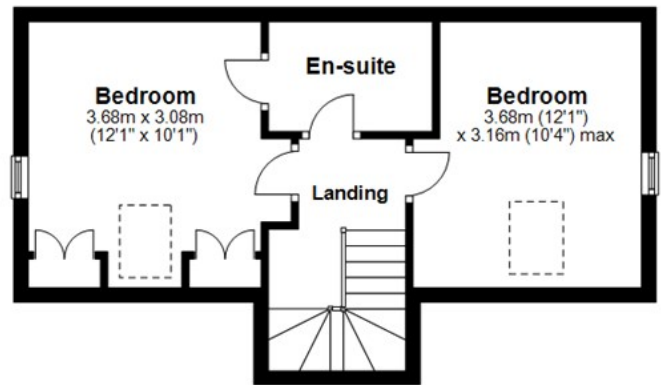
### First Floor

Approx. 43.3 sq. metres (466.4 sq. feet)



### Second Floor

Approx. 33.1 sq. metres (356.7 sq. feet)



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs		84	93	Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A	(92 plus) A						
(81-91) B	(81-91) B						
(69-80) C	(69-80) C						
(55-68) D	(55-68) D						
(39-54) E	(39-54) E						
(21-38) F	(21-38) F						
(1-20) G	(1-20) G						
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	