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NEWLANDS AVENUE, MELTON PARK, NE3

Offers Over £475,000

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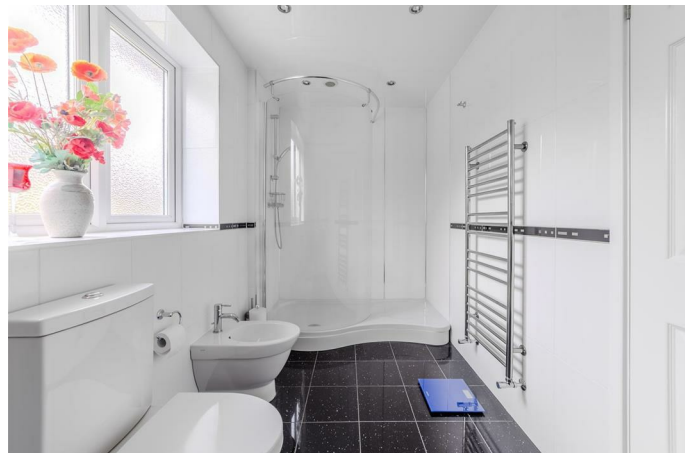
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Delightfully extended four-bedroom semi-detached family home on Newlands Avenue, situated in the highly sought after Melton Park area of Gosforth.

This well-maintained home offers a thoughtfully arranged layout across two floors. The ground floor comprises a spacious lounge/dining room, a large modern kitchen, a generous family room, a useful utility room, and a convenient downstairs WC. The first floor hosts four well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room. A family bathroom serves the remaining three bedrooms. The property further benefits from an integral garage, off-street parking for two vehicles, and a private, enclosed rear garden.

The property itself is perfectly located within the desirable area of Gosforth with its wonderful array of shops, restaurants, outstanding local schooling and excellent transport links.



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The internal accommodation comprises: an entrance hall with a side-aspect window, leading into a hallway with stairs leading up to the first-floor. To the left of the hallway is a spacious lounge/dining room featuring a fireplace and a front-aspect bay window. A door to the right of the dining area leads into a large, modern kitchen.

The kitchen is well equipped with integral appliances and features modern wall and base units providing ample storage and work surface space. To the right of the kitchen is a useful utility room with a WC, an access door to the rear garden, and a further door to the integral garage.

To the rear of the property is a bright and generous family room, enhanced by skylights that flood the space with natural light. This room also features French doors leading into the rear garden and benefits from dual-aspect windows. Wooden flooring runs throughout the ground floor, with the utility and WC areas finished in tile.

The first-floor landing gives access to four well-proportioned bedrooms, split into two wings. To the right is the master bedroom, which includes a front-aspect window, built-in wardrobes, and an en-suite shower room. To the left of the staircase are the remaining three bedrooms and a family bathroom that serves these rooms. The first floor is predominantly carpeted, while the bathrooms have tiled floors and partially tiled walls.

Externally, to the front, the property benefits from a double driveway providing off-street parking for two vehicles, along with a lawned area to the right. The rear garden is well maintained, enclosed, and bordered with mature hedges, shrubs, and trees, and is mainly laid to lawn.



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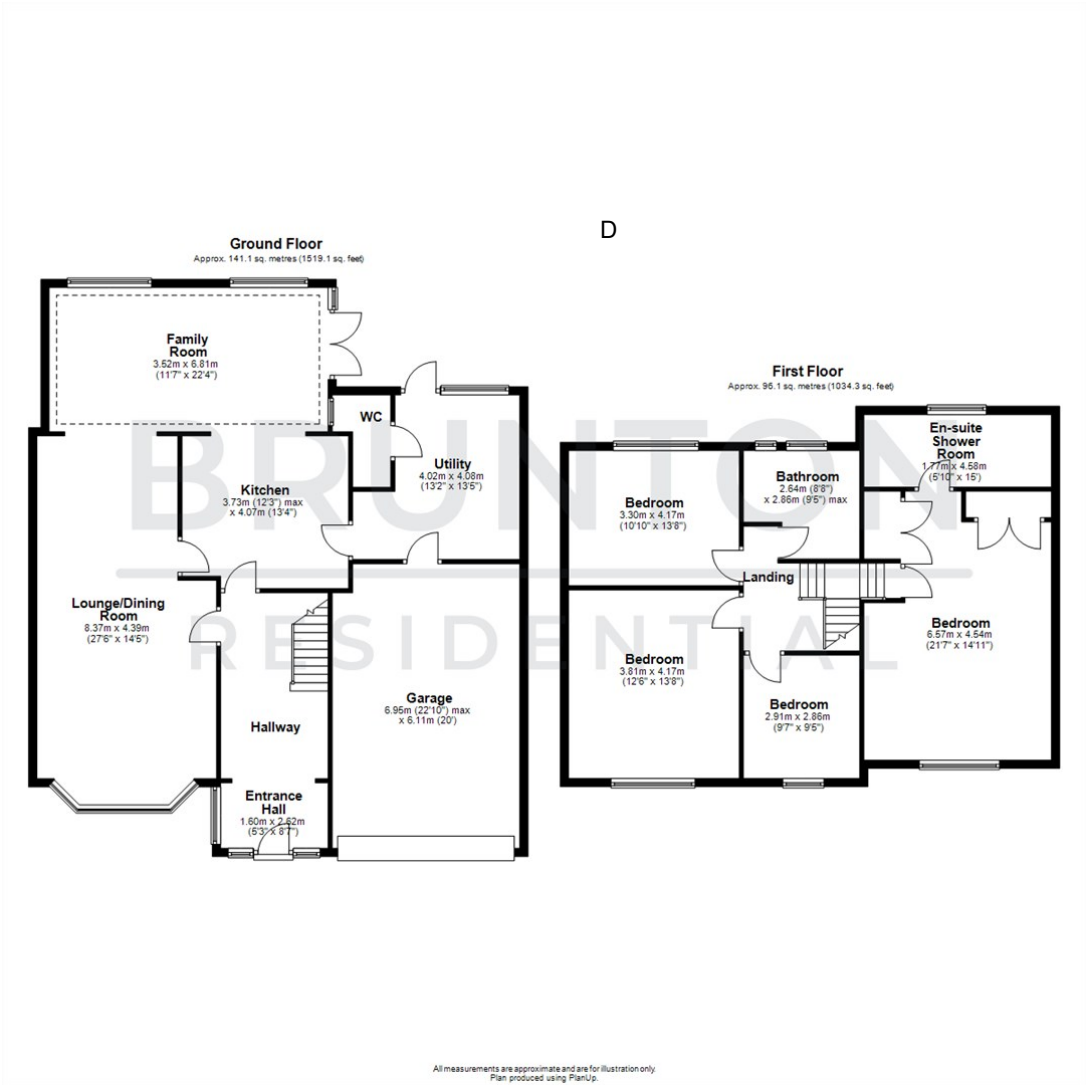
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : D

EPC RATING :



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		